

CAPITAL FUNDING GRANT MANAGEMENT AND ALLOCATION STUDY

July 2018



Richmond Redevelopment & Housing Authority 901
Chamberlayne Parkway
Richmond, Virginia 23220

Table of Contents

| | |
|--|------------|
| I. Executive Summary | 1 |
| Business Plan Overview | 1 |
| Success Factors | 1 |
| Findings 2 | |
| II. RRHA Overview | 3 |
| III. Financial Analysis..... | 4 |
| Findings 5 | |
| IV. Community and Major Physical Needs Assessments Component Analysis | 34 |
| Overview34 | |
| Findings 34 | |
| V. Timing of Funding Requirements | 47 |
| Overview 47 | |
| Findings 47 | |
| VI. Tenant Requests Analysis | 72 |
| Overview 72 | |
| Findings 72 | |
| VI. Recommended Spending Amounts and Disposition Strategy | 131 |
| RAD Conversion..... | 133 |
| Findings 133 | |
| VII. Implementation Plan | 149 |
| Overview 149 | |
| Milestones..... | 150 |
| Prioritization of Future Projects..... | 150 |
| VIII. Conclusion..... | 151 |
| IX. Glossary of Terms..... | 152 |

I. Executive Summary

Business Plan Overview

The Richmond Redevelopment and Housing Authority (RRHA) helps families transform their lives and revitalizes communities across the city. This plan will study the ability to capitalize on the existing HUD Capital Fund Grants (CFG) funds to be distributed to a prioritization of projects across all the communities. The basis for much of the future requirement has been derived for Physical Needs Assessment (PNA) document compiled by Dominion Due Diligence Group. Input has been considered from RRHA's past grants distributions, past and current expenditures and the communities input from Community Capital Improvement Request forms and RRHA maintenance teams' information.

The CFP Grant monies must be obligated within two years of issuance and then distributed within 4 years of issuance. A plan is to be developed on how to best obligate and distribute these funds in a timely manner. This plan will evaluate the condition assessments. Then status the major community components that will chart a schedule of planned project funding to repair or replace those elements. This plan will identify the major categories of repair for each community. Then recommend a timeline associated with the maintenance and repair of the major components and minor components for each community.

A Rental Assistance Demonstration (RAD) conversion is being planned for several communities in the RRHA portfolio. As HUD money continues to decrease for housing authorities around the country, most public housing authorities (PHAs) have turned to the RAD program as a lifeline to save existing public housing properties.

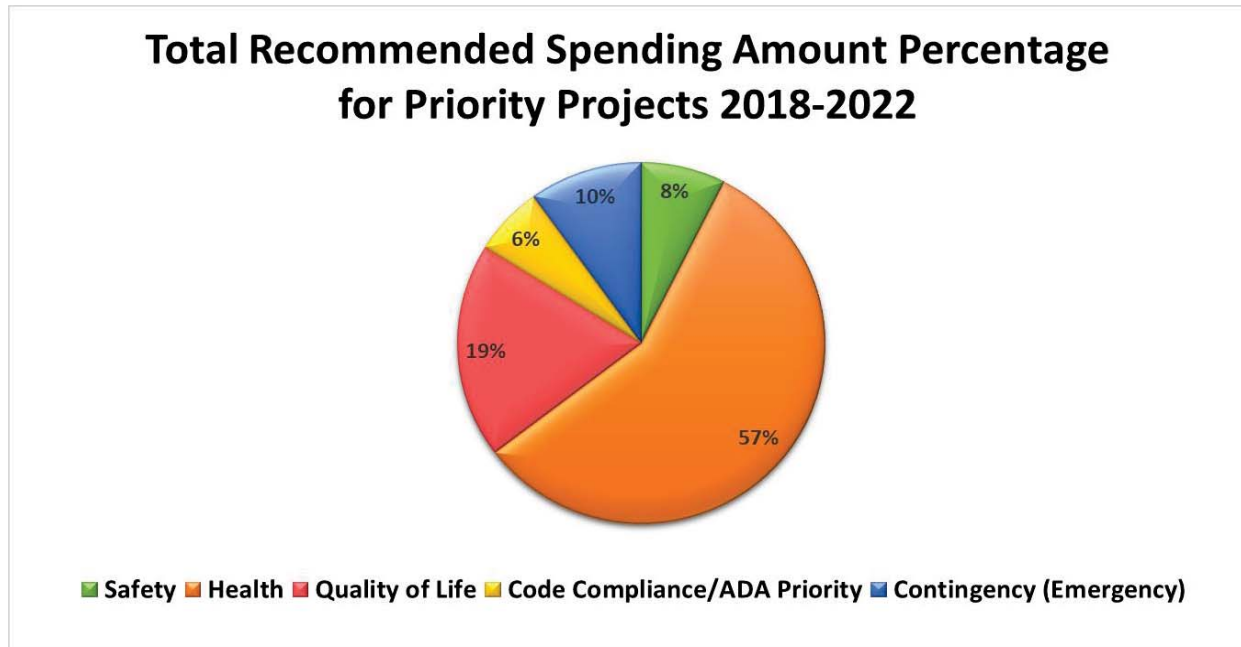
Performing a RAD conversion allows PHAs to use public and private debt to reinvest in needed unit repairs and maintenance, such as painting, plumbing upgrades and more. It will also switch your authority's revenue stream from resident rents to project-based voucher funds, with HUD contract payments coming in through several different programs. Unfortunately the CFP Grant monies will not be available for these communities under the RAD program. Projections for prioritization of future projects in those communities will be budgeted at zero dollars.

Success Factors

This Study will demonstrate the prioritization of funding and the understanding of why the distributions are being made in the future. The study takes many factors into account when prioritizing the needs of a community and rehabilitation category. The key factors that will drive the prioritization are the following five elements, health, safety, code, quality of life and tenant improvement comments. The success of the plan will rely on the ability of the RRHA to distribute the CFG to a prioritized plan either by a community or by major improvement "category". These categories include building exterior components including roofs, windows, security, and walls. Building Systems that will be prioritized include components such as a boiler, HVAC units, lighting and domestic water. The individual housing Units and common areas include an analysis for

Kitchens and Bath. There is a category for “emergency contingency fund” set up to address the everyday occurrences that need to be addressed immediately (e.g. broken water line). Another element addressed was health and safety items which includes utility gas lines and the sanitary systems for example. Also taken into consideration was the input of the tenants from the communities. Maintenance records were reviewed but there was no clear patterns or trends that resulted from this review.

The following “Total Recommended Spending Amount Percentage for Priority Projects” chart outlines the percentage for the various categories for priorities projects over the next five years.



Findings

The rating of different evaluation elements was a process of scoring elements based on standard criteria. The ranking of elements was the process of prioritizing those elements. As a result of the analysis of a number of rating and ranking factors, this study outlines project priorities for the individual communities. Grant Monies were proportioned between the communities accordingly.

Also developed was an automated excel worksheet that will analyze and prioritize future or proposed projects. These analyses provide a strong framework for implementing a data-driven rating process and a ranking process informed by system priorities. Those findings are outlines in **Section VII. Implementation Plan.**

II. RRHA Overview

Richmond Redevelopment and Housing Authority (RRHA) manages several funded programs and has a total of 4,191 subsidized affordable housing units for rental assistance. RRHA was created by the Richmond City Council in 1940, growing out of a national program launched by the federal government in the late 1930s to combat blight and to provide housing for many of the poor suffering from the Great Depression. A locally administered, and federally funded housing authority, RRHA provides real estate development, rental housing assistance, and property management of public housing communities for low and moderate income families throughout the City of Richmond. As the largest housing authority in the Commonwealth of Virginia, RRHA serves over 10,000 residents. RRHA also provides subsidized housing assistance through the Housing Choice Voucher Program to over 3,000 families.

The Communities to be evaluated in this study include;

- Blackwell Senior Cottages;
- Creighton Court VA7-05;
- Fairfield Court VA7-07;
- Fulton/Fourth Ave/Fay Towers/Old Brook ;
- Gilpin Court VA7-01;
- Hillside Court/Afton/Stovall VA7-04;
- Mosby Court VA7-08;
- Small/ Used House VA7-16;
- Stonewall/Lombardy/Fox Manor VA7-18;
- Whitcomb Court / Randolph VA7-06;
- Dove Street Phase I
- Dove Street Phase II
- Townes at River South

The following communities from the above list have been recommended for Rental Assistance Demonstration (RAD). They were evaluated for project “need” and included in the report to demonstrate what the potential cost would be for their communities. These communities will not be available for CFG money if they take advantage of RAD program. Therefore the projection over the next years for grant money disbursement is zero dollars for each community. These communities show zero dollars in **Section VI. Recommended Spending Amounts.**

- Blackwell Senior Cottages;
- Fulton/Fourth Ave/Fay Towers/Old Brook ;
- Hillside Court/Afton/Stovall VA7-04;
- Small/ Used House VA7-16;
- Stonewall/Lombardy/Fox Manor VA7-18;
- Dove Street Phase I
- Dove Street Phase II
- Townes at River South

III. Financial Analysis

This analysis was conducted to sort the past capital funding by Grant year with and without administrative costs see **Figure 1**. Also studied was the anticipated capital funding needed over the next 10 and the next 20 years. The analysis projected the average grant funding to be approximately \$3.9 million. Although that \$3.9 million is not necessarily guaranteed in the future. The grant monies have been diminishing in recent years and the expectation for a continuation of the \$3.9 million is very optimistic. The study of capital funding over the next 10 years indicates a shortfall of approximately \$49.2 million. Please see **Figure 2** in this Section. Over the next 20 years that short for false to approximately \$74.6 million. See **Figure 3** this Section. The deficit runs continuous over the next 20 years. The funding of grants was held constant assuming no reduction or additions to the yearly funds

Figure 4 is the RRHA total funds needed for the next five (5) years broken down by community for the individual years. This graphic shows the balance of funding across the communities. Over time most communities are receiving larger Percentage of the total grant funds to address priority projects. On a yearly basis these priority projects drive the needed grant funds well above the rate of funds allocated to RRHA.

Tables 1 and 2 the RRHA Grant Obligation & Expense Analysis for 2016 and 2017 show the split of RRHA 2016 and 2017 CFP Grant Obligation and Expense Schedule as of December 31, 2017. The analysis was sorted by HUD budget line items in order to determine where the grant money was being spent for each community. A variety of projects indicate the funds were budgeted for emergency projects.

Findings

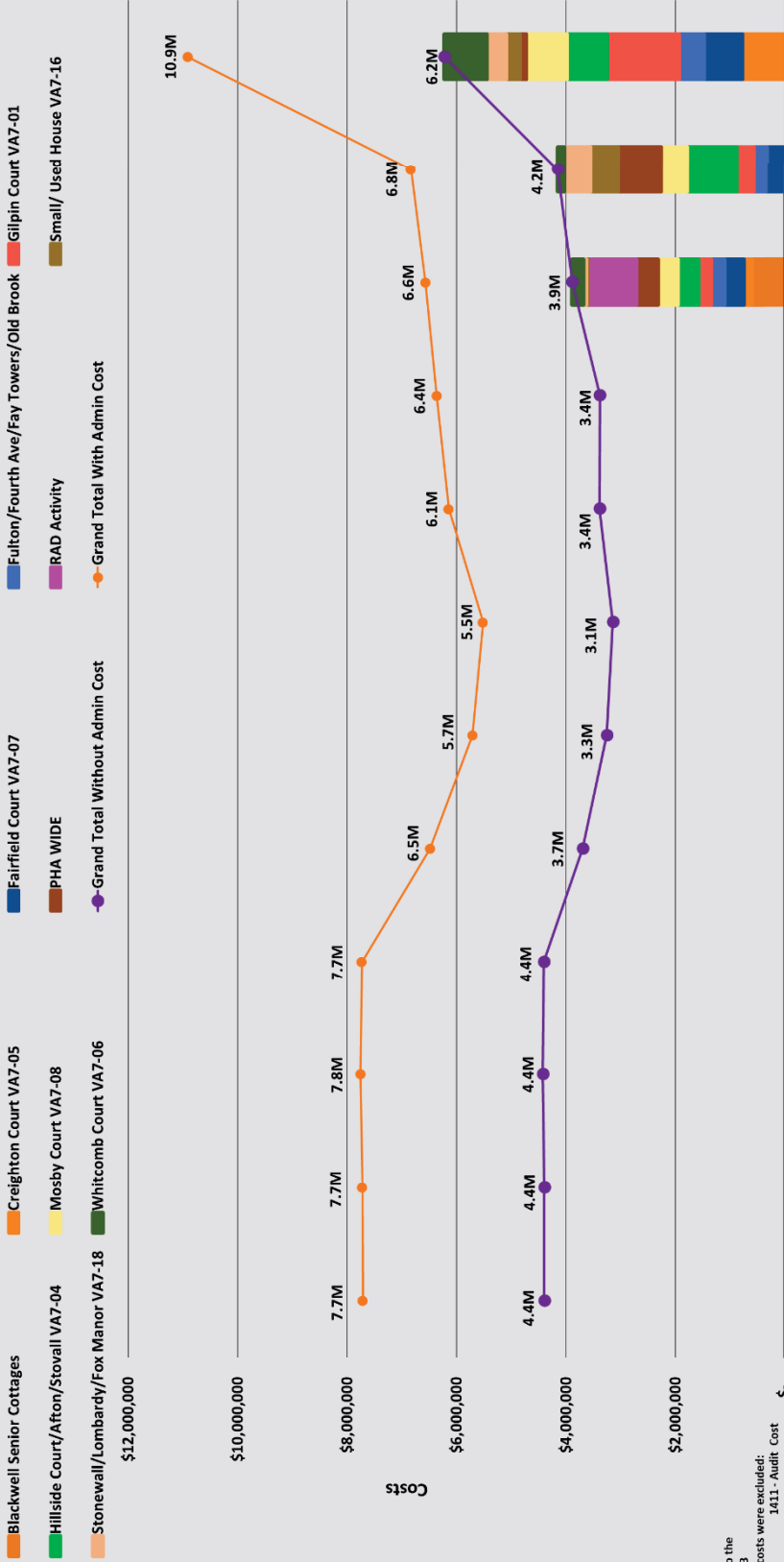
As demonstrated in **Figures 2 and 3** of this Section the capital funding requirements over the next 10 and 20 years is overwhelming. The current model of financing repairs with the static amount of grant monies is unsustainable. The needs and requirements for repairs and general construction outstrips \$3.9 million grant monies. The substantially high requirement for capital funding to repair physical needs assessments in the year 2018 was driven by a need to address the substantial rehabilitation cost and modernization cost of the various communities. These costs amounted to \$32 Million well above the average amount called for over the next 20 years. This amount is what is needed to maintain an increased level of habitability and marketability. After 2018 the incremental costs were distributed to address health, safety, code, tenant improvement issues and quality of life issues. Certain years spike with need. Those years' spikes are due to substantial renovation such as roof repairs boilers and other big-ticket items.

In **Figure 2** the Anticipated Capital Funding needed over the next 10 years indicates a short fall of funding amounting to over \$49.2 million. The deficit run continuous over the next 20 years amounting up to \$74.6 million see **Figure 3**. The funding of grants was held constant assuming no reduction or additions to the yearly funds.

Figure 1: RRHA past Capital Funding by Grant Year with & without Administration Costs

Notes: This graph shows past capital funding that has been received since 2007. The data for 2007 to 2013 was gathered from the HUD website and for 2014 to 2017 the data was gathered from the CFP Grant Obligation and Expense Schedule. Not only does this graph map out the past capital funding amounts, but it also compares the authorized grant amount with administration costs and without administration costs, which include operations, management improvements, audit costs, and fees and costs. Since that there was not a break down for HUD budget line items from 2007 to 2013, 43% was subtracted from the cost of years 2007 to 2013 and 2018. The 43% is the average percentage change between the grant amount with administration costs and without administration costs for years 2014 to 2017. This graph was put together on June 6, 2018.

RRHA Past Capital Funding by Grant Year With & Without Administration Cost



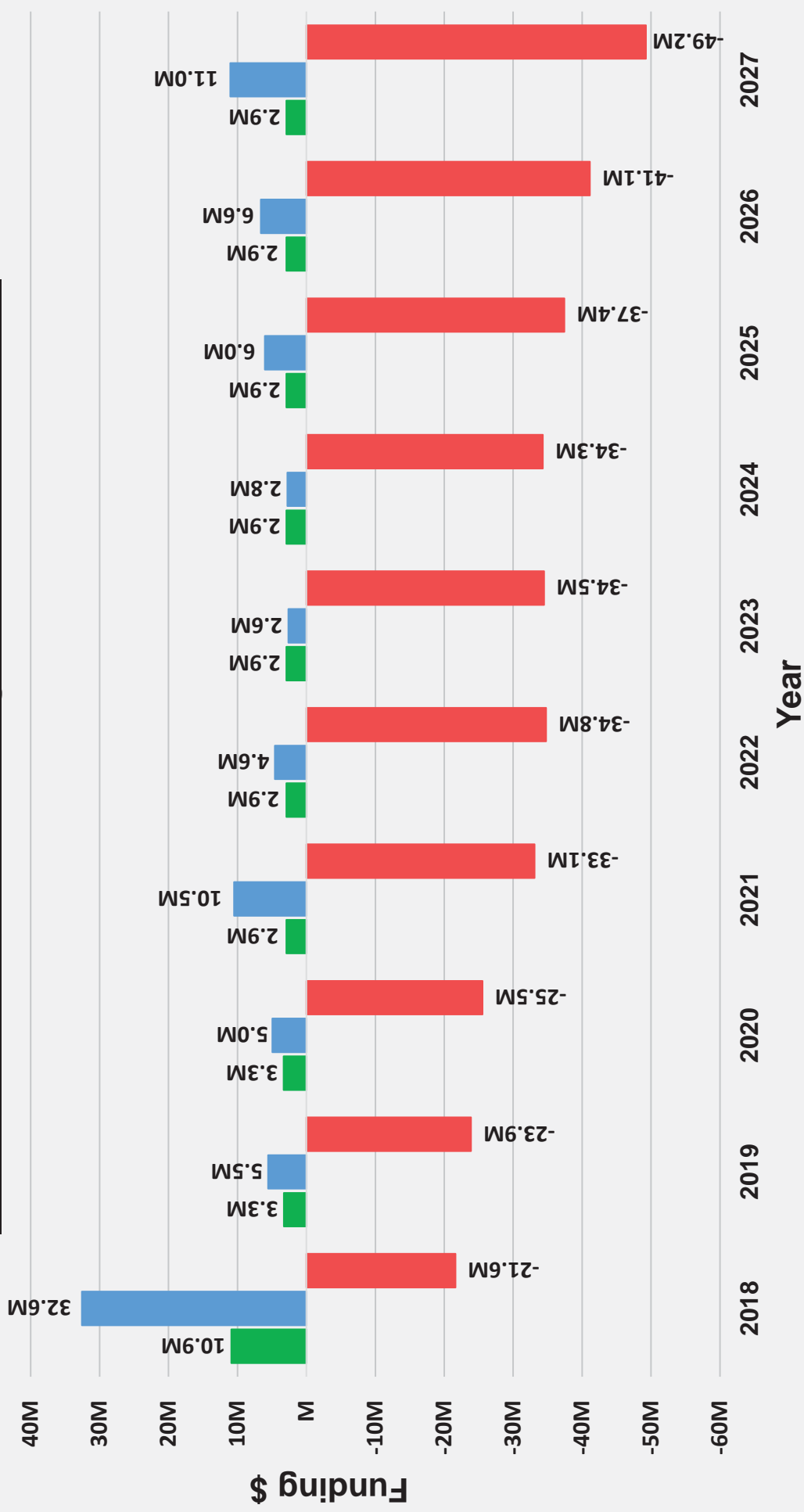
| | 2007* | 2008* | 2009* | 2010* | 2011* | 2012* | 2013* | 2014** | 2015** | 2016** | 2017** | 2018 |
|--|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|
| Whitcomb Court VA7-06 | | | | | | | | | | \$205,000.00 | \$125,000.00 | \$773,621.10 |
| Stonewall/Lombardy/Fox Manor VA7-18 | | | | | | | | | | \$50,000.00 | \$476,710.00 | \$352,502.82 |
| Small/Used House VA7-16 | | | | | | | | | | \$23,980.00 | \$500,000.00 | \$252,427.92 |
| RAD Activity | | | | | | | | | | \$892,000.00 | \$0.00 | \$0.00 |
| PHA WIDE | | | | | | | | | | \$393,085.00 | \$790,365.00 | \$112,979.13 |
| Mosby Court VA7-08 | | | | | | | | | | \$370,000.00 | \$475,000.00 | \$746,486.25 |
| Hillside Court/Afton/Stovall VA7-04 | | | | | | | | | | \$370,000.00 | \$910,450.00 | \$726,309.96 |
| Gilpin Court VA7-01 | | | | | | | | | | \$230,000.00 | \$300,000.00 | \$1,322,442.75 |
| Fulton/Fourth Ave/Fay Towers/Old Brook | | | | | | | | | | \$250,000.00 | \$250,000.00 | \$459,471.87 |
| Fairfield Court VA7-07 | | | | | | | | | | \$350,000.00 | \$300,000.00 | \$696,375.27 |
| Creighton Court VA7-05 | | | | | | | | | | \$150,000.00 | \$25,000.00 | \$768,386.79 |
| Blackwell Senior Cottages | | | | | | | | | | \$600,000.00 | \$0.00 | \$8,408.64 |
| Grand Total Without Admin Cost | \$4,395,548.73 | \$4,395,548.73 | \$4,420,517.58 | \$4,405,995.69 | \$3,693,802.35 | \$3,252,724.38 | \$3,144,846.18 | \$3,387,069.14 | \$3,380,440.40 | \$3,884,065.00 | \$4,150,525.00 | \$6,219,412.50 |
| Grand Total With Admin Cost | \$7,711,489.00 | \$7,720,404.00 | \$7,755,294.00 | \$7,729,817.00 | \$6,480,355.00 | \$5,706,534.00 | \$5,517,274.00 | \$6,140,370.00 | \$6,360,447.00 | \$6,568,771.00 | \$6,831,575.00 | \$10,911,250.00 |

* 43% was subtracted to the cost of years 2007-2013
** Administration that costs were excluded:
1406 - Operations
1408 - Mngt Improvements
1411 - Audit Cost
1430 - Fees & Costs

Figure 2: Anticipated Capital Funding Needed Over 10 Years 2018-2027

Notes: The data for this graph was gathered from two different sources. The data for capital funding grant each year was gathered from the Capital fund Program-Five Year Action Plan (estimated 2022-2027). The data for physical improvement requests each year was gathered from Dominion Due Diligence Group's Physical Needs Assessment, which came from their Rental Assistance Demonstration Physical Condition Assessment reports that they performed on the RRHA communities. The cumulative total was calculated by subtracting the Capital Funding Grant from the physical improvements funding request and then adding the cumulative total from the previous year. Note that all the data excludes administration costs and includes all physical improvements. This graph was put together on Jul 6, 2018.

Anticipated Capital Funding Need Over 10 Years

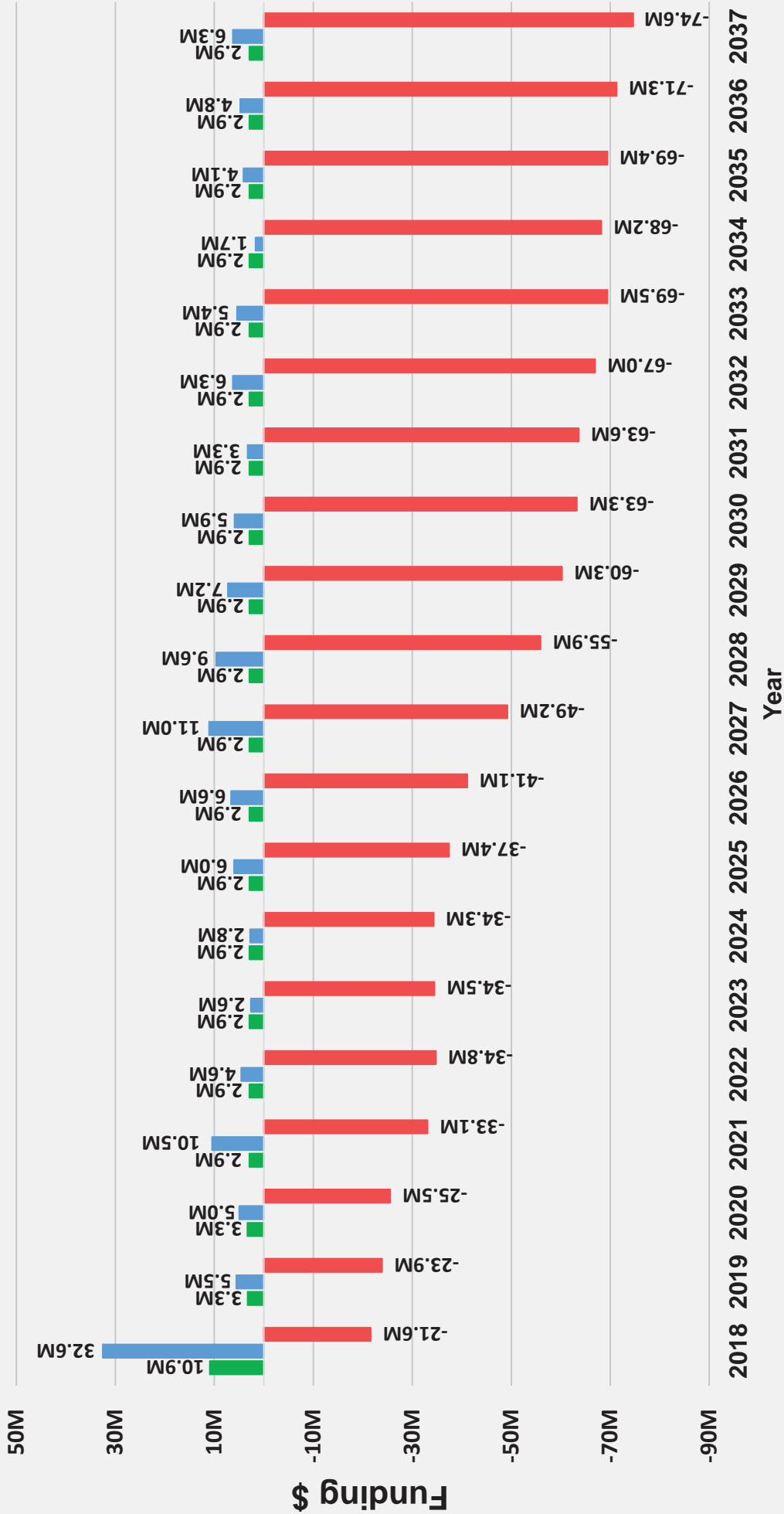


■ Total Each Year Physical Improvements Funding Request** ■ Total Each Year Physical Admin. Costs* ■ Total Each Year Capital Funding Grant (w/o Admin. Costs)

Figure 3: Anticipated Capital Funding Needed Over 20 Years 2018-2037

Notes: The data for this graph was gathered from two different sources. The data for capital funding grant each year was gathered from the Capital fund Program-Five Year Action Plan (estimated 2022-2037). The data for physical improvement requests each year was gathered from Dominion Due Diligence Group's Physical Needs Assessment, which came from their Rental Assistance Demonstration Physical Condition Assessment reports that they performed on the RRHA communities. The cumulative total was calculated by subtracting the Capital Funding Grant from the physical improvements funding request and then adding the cumulative total from the previous year. Note that all the data excludes administration costs and includes all physical improvements. This graph was put together on July 6, 2018.

Anticipated Capital Funding Need Over 20 Years



■ Total Each Year Capital Funding Grant (w/o Admin. Costs) * ■ Total Each Year Physical Improvements Funding Request** ■ Cumulative Total of Physical Need Funding Required***

Figure 4: RRHA Total 2018 – 2022 PNA Funds Required

Notes: The data for this graph was gathered from two different sources. The data for 2018 to 2022 physical needs was gathered from Dominion Due Diligence Group's Physical Needs Assessment, which came from their Rental Assistance Demonstration Physical Condition Assessment reports that they performed on the RRHA communities. Note that all the data excludes administration costs and only includes priority physical improvements that involve health, safety, code compliance, and quality of life. The graph shows the total physical needs required through 2018 to 2022.

RRHA Total 2018 - 2022 PNA Funds Required

- Blackwell Senior Cottages

Gilpin Court VA7-01

RAD Activity

Dove Street Phase I VA7-17
- Fulton/Fourth Ave/Fay Towers/Old Brook

PHA WIDE

Whitcomb Court VA7-06
- Creighton Court VA7-05

Hillside Court/Afton/Stovall VA7-04

Small/ Used House VA7-16

Dove Street Phase II VA7-17
- Fairfield Court VA7-07

Mosby Court VA7-08

Stonewall/Lombardy/Fox Manor VA7-18

Townes at River South

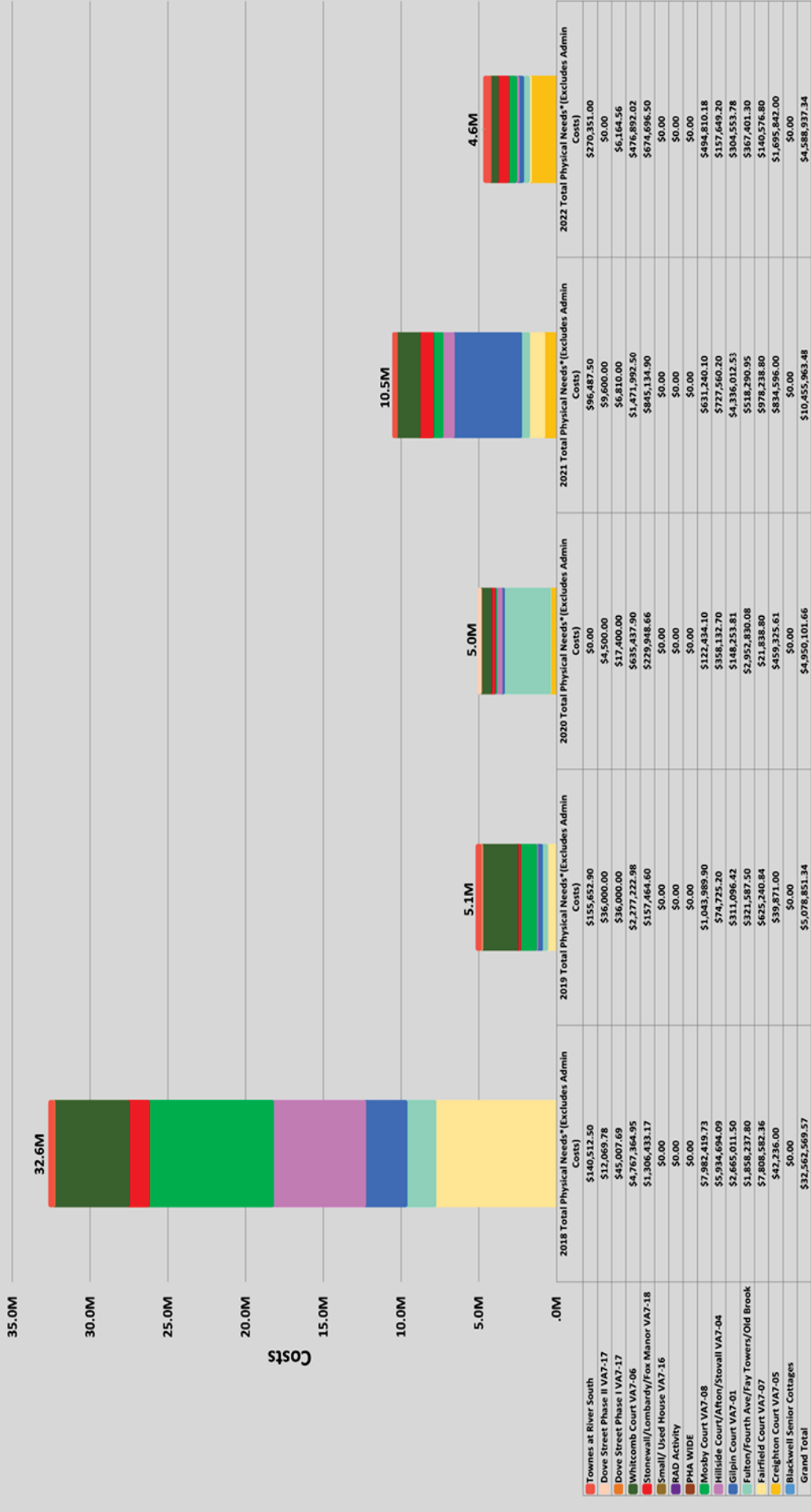


Table 1: RRHA 2016 CFP Grant Obligation & Expense Analysis

Notes: The data for the following tables that was collected for this analysis came from the RRHA 2016 CFP Grant Obligation and Expense Schedule as of December 31, 2017. The analysis was sorted by HUD budget line items in order to determine where the grant money was being spent for each community. The Fund Analysis for 2016 and 2017 CFP Grants was put together to study the estimated cost, obligated and expended funds, and the variance between obligated and expended funds of all the RRHA communities under a HUD Code. 6 under status code stands for emergency. This table was compiled on February 9, 2018.

| Richmond Redevelopment & Housing Authority Fund Analysis for 2016 CFP Grant | | | | | | |
|---|--------------|-------------------------|------------------------|-----------------|----------------|----------|
| HUD Code/Development Name & Number | Status Code* | Original Estimated Cost | Revised Estimated Cost | Obligated Funds | Expended Funds | Variance |
| 1406 | | \$1,642,192.00 | \$1,642,192.00 | \$1,642,192.00 | \$1,642,192.00 | \$0.00 |
| Creighton Court VA7-05 | | \$212,045.00 | \$154,947.60 | \$154,947.60 | \$154,947.60 | \$0.00 |
| Operations | | | | | | |
| Operations | | \$212,045.00 | \$154,947.60 | \$154,947.60 | \$154,947.60 | \$0.00 |
| Fairfield Court VA7-07 | | \$187,691.00 | \$137,151.60 | \$137,151.60 | \$137,151.60 | \$0.00 |
| Operations | | | | | | |
| Operations | | \$187,691.00 | \$137,151.60 | \$137,151.60 | \$137,151.60 | \$0.00 |
| Fay Tower VA7-09 | | \$83,978.00 | \$173,596.68 | \$173,596.68 | \$173,596.68 | \$0.00 |
| Operations | | | | | | |
| Operations | | \$83,978.00 | \$173,596.68 | \$173,596.68 | \$173,596.68 | \$0.00 |
| Fulton VA7-21 | | \$26,873.00 | \$55,551.12 | \$55,551.12 | \$55,551.12 | \$0.00 |
| Operations | | | | | | |
| Operations | | \$26,873.00 | \$55,551.12 | \$55,551.12 | \$55,551.12 | \$0.00 |
| Gilpin Court VA7-01 | | \$327,935.00 | \$239,631.84 | \$239,631.84 | \$239,631.84 | \$0.00 |
| Operations | | | | | | |
| Operations | | \$327,935.00 | \$239,631.84 | \$239,631.84 | \$239,631.84 | \$0.00 |
| Hillside Court/Afton/Stovall VA7-04 | | \$198,188.00 | \$144,822.36 | \$144,822.36 | \$144,822.36 | \$0.00 |
| Operations | | | | | | |
| Operations | | \$198,188.00 | \$144,822.36 | \$144,822.36 | \$144,822.36 | \$0.00 |
| Mosby Court VA7-08 | | \$192,310.00 | \$140,526.72 | \$140,526.72 | \$140,526.72 | \$0.00 |
| Operations | | | | | | |
| Operations | | \$192,310.00 | \$140,526.72 | \$140,526.72 | \$140,526.72 | \$0.00 |
| Old Brook VA7-19 | | \$10,497.00 | \$21,699.60 | \$21,699.60 | \$21,699.60 | \$0.00 |
| Operations | | | | | | |
| Operations | | \$10,497.00 | \$21,699.60 | \$21,699.60 | \$21,699.60 | \$0.00 |
| Small/Used House VA7-16 | | \$59,624.00 | \$43,569.36 | \$43,569.36 | \$43,569.36 | \$0.00 |
| Operations | | | | | | |
| Operations | | \$59,624.00 | \$43,569.36 | \$43,569.36 | \$43,569.36 | \$0.00 |
| Stonewall/Lombardy/Fox Manor VA7-18 | | \$91,956.00 | \$288,291.04 | \$288,291.04 | \$288,291.04 | \$0.00 |
| Operations | | | | | | |

| Richmond Redevelopment & Housing Authority Fund Analysis for 2016 CFP Grant | | | | | | |
|---|--------------|-------------------------|------------------------|-----------------|----------------|---------------|
| HUD Code/Development Name & Number | Status Code* | Original Estimated Cost | Revised Estimated Cost | Obligated Funds | Expended Funds | Variance |
| Operations | | \$91,956.00 | \$288,291.04 | \$288,291.04 | \$288,291.04 | \$0.00 |
| Whitcomb Court VA7-06 | | \$207,006.00 | \$151,265.64 | \$151,265.64 | \$151,265.64 | \$0.00 |
| Operations | | | | | | |
| Operations | | \$207,006.00 | \$151,265.64 | \$151,265.64 | \$151,265.64 | \$0.00 |
| Fourth Ave VA7-22 | | \$44,089.00 | \$91,138.44 | \$91,138.44 | \$91,138.44 | \$0.00 |
| Operations | | | | | | |
| Operations | | \$44,089.00 | \$91,138.44 | \$91,138.44 | \$91,138.44 | \$0.00 |
| 1408 | | \$200,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Creighton Court VA7-05 | | \$25,825.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Management Improvement | | | | | | |
| Management Improvement | | \$25,825.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Fairfield Court VA7-07 | | \$22,859.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Management Improvement | | | | | | |
| Management Improvement | | \$22,859.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Fay Tower VA7-09 | | \$10,228.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Management Improvement | | | | | | |
| Management Improvement | | \$10,228.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Fulton VA7-21 | | \$3,273.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Management Improvement | | | | | | |
| Management Improvement | | \$3,273.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Gilpin Court VA7-01 | | \$39,939.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Management Improvement | | | | | | |
| Management Improvement | | \$39,939.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Hillside Court/Afton/Stovall VA7-04 | | \$24,137.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Management Improvement | | | | | | |
| Management Improvement | | \$24,137.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Mosby Court VA7-08 | | \$23,421.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Management Improvement | | | | | | |
| Management Improvement | | \$23,421.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Old Brook VA7-19 | | \$1,278.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

| Richmond Redevelopment & Housing Authority Fund Analysis for 2016 CFP Grant | | | | | | |
|---|--------------|-------------------------|------------------------|---------------------|---------------------|---------------|
| HUD Code/Development Name & Number | Status Code* | Original Estimated Cost | Revised Estimated Cost | Obligated Funds | Expended Funds | Variance |
| Management Improvement | | | | | | |
| Management Improvement | | \$1,278.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Small/Used House VA7-16 | | \$7,261.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Management Improvement | | | | | | |
| Management Improvement | | \$7,261.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Stonewall/Lombardy/Fox Manor VA7-18 | | \$11,199.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Management Improvement | | | | | | |
| Management Improvement | | \$11,199.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Whitcomb Court VA7-06 | | \$25,211.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Management Improvement | | | | | | |
| Management Improvement | | \$25,211.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Fourth Ave VA7-22 | | \$5,369.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Management Improvement | | | | | | |
| Management Improvement | | \$5,369.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 1410 | | \$656,877.00 | \$656,877.00 | \$656,877.00 | \$656,877.00 | \$0.00 |
| Creighton Court VA7-05 | | \$84,818.00 | \$84,817.89 | \$84,817.89 | \$84,817.89 | \$0.00 |
| Administration | | | | | | |
| Administration | | \$84,818.00 | \$84,817.89 | \$84,817.89 | \$84,817.89 | \$0.00 |
| Fairfield Court VA7-07 | | \$75,077.00 | \$75,076.46 | \$75,076.46 | \$75,076.46 | \$0.00 |
| Administration | | | | | | |
| Administration | | \$75,077.00 | \$75,076.46 | \$75,076.46 | \$75,076.46 | \$0.00 |
| Fay Tower VA7-09 | | \$33,591.00 | \$33,591.25 | \$33,591.25 | \$33,591.25 | \$0.00 |
| Administration | | | | | | |
| Administration | | \$33,591.00 | \$33,591.25 | \$33,591.25 | \$33,591.25 | \$0.00 |
| Fulton VA7-21 | | \$10,749.00 | \$10,749.21 | \$10,749.21 | \$10,749.21 | \$0.00 |
| Administration | | | | | | |
| Administration | | \$10,749.00 | \$10,749.21 | \$10,749.21 | \$10,749.21 | \$0.00 |
| Gilpin Court VA7-01 | | \$131,174.00 | \$131,173.89 | \$131,173.89 | \$131,173.89 | \$0.00 |
| Administration | | | | | | |
| Administration | | \$131,174.00 | \$131,173.89 | \$131,173.89 | \$131,173.89 | \$0.00 |

| Richmond Redevelopment & Housing Authority Fund Analysis for 2016 CFP Grant | | | | | | |
|---|--------------|-------------------------|------------------------|-----------------|----------------|----------|
| HUD Code/Development Name & Number | Status Code* | Original Estimated Cost | Revised Estimated Cost | Obligated Funds | Expended Funds | Variance |
| Hillside Court/Afton/Stovall VA7-04 | | \$79,275.00 | \$79,275.36 | \$79,275.36 | \$79,275.36 | \$0.00 |
| Administration | | | | | | |
| Administration | | \$79,275.00 | \$79,275.36 | \$79,275.36 | \$79,275.36 | \$0.00 |
| Mosby Court VA7-08 | | \$76,924.00 | \$76,923.97 | \$76,923.97 | \$76,923.97 | \$0.00 |
| Administration | | | | | | |
| Administration | | \$76,924.00 | \$76,923.97 | \$76,923.97 | \$76,923.97 | \$0.00 |
| Old Brook VA7-19 | | \$4,199.00 | \$4,198.91 | \$4,198.91 | \$4,198.91 | \$0.00 |
| Administration | | | | | | |
| Administration | | \$4,199.00 | \$4,198.91 | \$4,198.91 | \$4,198.91 | \$0.00 |
| Small/Used House VA7-16 | | \$23,850.00 | \$23,849.79 | \$23,849.79 | \$23,849.79 | \$0.00 |
| Administration | | | | | | |
| Administration | | \$23,850.00 | \$23,849.79 | \$23,849.79 | \$23,849.79 | \$0.00 |
| Stonewall/Lombardy/Fox Manor VA7-18 | | \$36,782.00 | \$36,782.42 | \$36,782.42 | \$36,782.42 | \$0.00 |
| Administration | | | | | | |
| Administration | | \$36,782.00 | \$36,782.42 | \$36,782.42 | \$36,782.42 | \$0.00 |
| Whitcomb Court VA7-06 | | \$82,803.00 | \$82,802.44 | \$82,802.44 | \$82,802.44 | \$0.00 |
| Administration | | | | | | |
| Administration | | \$82,803.00 | \$82,802.44 | \$82,802.44 | \$82,802.44 | \$0.00 |
| Fourth Ave VA7-22 | | \$17,635.00 | \$17,635.41 | \$17,635.41 | \$17,635.41 | \$0.00 |
| Administration | | | | | | |
| Administration | | \$17,635.00 | \$17,635.41 | \$17,635.41 | \$17,635.41 | \$0.00 |
| 1411 | | \$52,500.00 | \$52,500.00 | \$0.00 | \$0.00 | \$0.00 |
| Creighton Court VA7-05 | | \$6,779.00 | \$6,779.00 | \$0.00 | \$0.00 | \$0.00 |
| Audit Cost | | | | | | |
| Audit | | \$6,779.00 | \$6,779.00 | \$0.00 | \$0.00 | \$0.00 |
| Fairfield Court VA7-07 | | \$6,000.00 | \$6,000.00 | \$0.00 | \$0.00 | \$0.00 |
| Audit Cost | | | | | | |
| Audit | | \$6,000.00 | \$6,000.00 | \$0.00 | \$0.00 | \$0.00 |
| Fay Tower VA7-09 | | \$2,685.00 | \$2,685.00 | \$0.00 | \$0.00 | \$0.00 |
| Audit Cost | | | | | | |

| Richmond Redevelopment & Housing Authority Fund Analysis for 2016 CFP Grant | | | | | | | |
|---|--------------|-------------------------|------------------------|-----------------|----------------|--------------|--------|
| HUD Code/Development Name & Number | Status Code* | Original Estimated Cost | Revised Estimated Cost | Obligated Funds | Expended Funds | Variance | |
| Audit | | \$2,685.00 | \$2,685.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Fulton VA7-21 | | \$859.00 | \$859.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Audit Cost | | | | | | | |
| Audit | | \$859.00 | \$859.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Gilpin Court VA7-01 | | \$10,484.00 | \$10,484.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Audit Cost | | | | | | | |
| Audit | | \$10,484.00 | \$10,484.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Hillside Court/Afton/Stovall VA7-04 | | \$6,336.00 | \$6,336.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Audit Cost | | | | | | | |
| Audit | | \$6,336.00 | \$6,336.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Mosby Court VA7-08 | | \$6,148.00 | \$6,148.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Audit Cost | | | | | | | |
| Audit | | \$6,148.00 | \$6,148.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Old Brook VA7-19 | | \$336.00 | \$336.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Audit Cost | | | | | | | |
| Audit | | \$336.00 | \$336.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Small/Used House VA7-16 | | \$1,906.00 | \$1,906.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Audit Cost | | | | | | | |
| Audit | | \$1,906.00 | \$1,906.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Stonewall/Lombardy/Fox Manor VA7-18 | | \$2,940.00 | \$2,940.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Audit Cost | | | | | | | |
| Audit | | \$2,940.00 | \$2,940.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Whitcomb Court VA7-06 | | \$6,618.00 | \$6,618.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Audit Cost | | | | | | | |
| Audit | | \$6,618.00 | \$6,618.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Fourth Ave VA7-22 | | \$1,409.00 | \$1,409.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Audit Cost | | | | | | | |
| Audit | | \$1,409.00 | \$1,409.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 1430 | | \$133,137.00 | \$256,762.99 | \$256,762.99 | \$103,670.66 | \$153,092.33 | |
| Creighton Court VA7-05 | | \$0.00 | \$26,788.41 | \$26,788.41 | \$22,979.31 | \$3,809.10 | |

| Richmond Redevelopment & Housing Authority Fund Analysis for 2016 CFP Grant | | | | | | |
|---|--------------|-------------------------|------------------------|-----------------|----------------|--------------|
| HUD Code/Development Name & Number | Status Code* | Original Estimated Cost | Revised Estimated Cost | Obligated Funds | Expended Funds | Variance |
| Fees & Costs | | | | | | |
| Fees & Costs | | \$0.00 | \$26,788.41 | \$26,788.41 | \$22,979.31 | \$3,809.10 |
| Fairfield Court VA7-07 | | \$0.00 | \$24,802.80 | \$24,802.80 | \$10,035.00 | \$14,767.80 |
| Fees & Costs | | | | | | |
| Fees & Costs | | \$0.00 | \$24,802.80 | \$24,802.80 | \$10,035.00 | \$14,767.80 |
| Gilpin Court VA7-01 | | \$0.00 | \$54,626.12 | \$54,626.12 | \$23,979.30 | \$30,646.82 |
| Fees & Costs | | | | | | |
| Fees & Costs | | \$0.00 | \$54,626.12 | \$54,626.12 | \$23,979.30 | \$30,646.82 |
| Hillside Court/Afton/Stovall VA7-04 | | \$0.00 | \$25,658.67 | \$25,658.67 | \$10,035.00 | \$15,623.67 |
| Fees & Costs | | | | | | |
| Fees & Costs | | \$0.00 | \$25,658.67 | \$25,658.67 | \$10,035.00 | \$15,623.67 |
| Mosby Court VA7-08 | | \$0.00 | \$64,679.39 | \$64,679.39 | \$26,607.05 | \$38,072.34 |
| Fees & Costs | | | | | | |
| Fees & Costs | | \$0.00 | \$64,679.39 | \$64,679.39 | \$26,607.05 | \$38,072.34 |
| PHA WIDE | | \$133,137.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Fees & Costs | | | | | | |
| Whitcomb Court VA7-06 | | \$0.00 | \$26,377.60 | \$26,377.60 | \$10,035.00 | \$16,342.60 |
| Fees & Costs | | | | | | |
| Fees & Costs | | \$0.00 | \$26,377.60 | \$26,377.60 | \$10,035.00 | \$16,342.60 |
| Fourth Ave VA7-22 | | \$0.00 | \$33,830.00 | \$33,830.00 | \$0.00 | \$33,830.00 |
| Fees & Costs | | | | | | |
| 1450 | | \$325,000.00 | \$325,000.00 | \$254,421.20 | \$134,267.57 | \$120,153.63 |
| Creighton Court VA7-05 | | \$0.00 | \$31,100.00 | \$31,100.00 | \$8,600.00 | \$22,500.00 |
| Site Improvements | | | | | | |
| Sanitary Drain Line Repairs | | \$0.00 | \$31,100.00 | \$31,100.00 | \$8,600.00 | \$22,500.00 |
| Fairfield Court VA7-07 | | \$50,000.00 | \$5,070.01 | \$5,070.01 | \$5,070.01 | \$0.00 |
| Site Improvements | | | | | | |
| Exterior Water Line Repairs | 6 | \$0.00 | \$5,070.01 | \$5,070.01 | \$5,070.01 | \$0.00 |
| Site Improvements-Playground | | \$50,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Gilpin Court VA7-01 | | \$100,000.00 | \$117,530.22 | \$117,530.12 | \$70,638.12 | \$46,892.00 |

| Richmond Redevelopment & Housing Authority Fund Analysis for 2016 CFP Grant | | | | | | |
|---|--------------|-------------------------|------------------------|-----------------|----------------|-------------|
| HUD Code/Development Name & Number | Status Code* | Original Estimated Cost | Revised Estimated Cost | Obligated Funds | Expended Funds | Variance |
| Site Improvements | | | | | | |
| Exterior Lighting | 6 | \$0.00 | \$104,118.22 | \$104,118.12 | \$70,638.12 | \$33,480.00 |
| Playground & Ground | | \$0.00 | \$13,412.00 | \$13,412.00 | \$0.00 | \$13,412.00 |
| Sidewalks | | \$100,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Hillside Court/Afton/Stovall VA7-04 | | \$50,000.00 | \$44,158.77 | \$19,810.07 | \$15,980.00 | \$3,830.07 |
| Site Improvements | | | | | | |
| Exterior Lighting | 6 | \$0.00 | \$15,980.00 | \$15,980.00 | \$15,980.00 | \$0.00 |
| Playground & Ground | | \$0.00 | \$3,830.07 | \$3,830.07 | \$0.00 | \$3,830.07 |
| Sidewalks | | \$50,000.00 | \$24,348.70 | \$0.00 | \$0.00 | \$0.00 |
| Mosby Court VA7-08 | | \$70,000.00 | \$19,023.95 | \$19,023.95 | \$0.00 | \$19,023.95 |
| Site Improvements | | | | | | |
| Exterior Lighting | 6 | \$0.00 | \$1,911.88 | \$1,911.88 | \$0.00 | \$1,911.88 |
| Playground & Ground | | \$0.00 | \$17,112.07 | \$17,112.07 | \$0.00 | \$17,112.07 |
| Sidewalks | | \$70,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Whitcomb Court VA7-06 | | \$55,000.00 | \$108,117.05 | \$61,887.05 | \$33,979.44 | \$27,907.61 |
| Site Improvements | | | | | | |
| Exterior Lighting | 6 | \$0.00 | \$91,767.05 | \$45,537.05 | \$33,979.44 | \$11,557.61 |
| Sanitary Line Repairs | | \$0.00 | \$16,350.00 | \$16,350.00 | \$0.00 | \$16,350.00 |
| Sidewalks | | \$55,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 1460 | | \$1,598,980.00 | \$1,866,266.00 | \$233,687.97 | \$160,837.71 | \$72,850.26 |
| Creighton Court VA7-05 | | \$150,000.00 | \$144,700.00 | \$94,700.00 | \$73,600.00 | \$21,100.00 |
| Dwelling Structures | | | | | | |
| Exterior Improvements | | \$50,000.00 | \$50,000.00 | \$0.00 | \$0.00 | \$0.00 |
| Plumbing & Waste Water Line Repairs | | \$100,000.00 | \$10,300.00 | \$10,300.00 | \$10,300.00 | \$0.00 |
| Water Heaters | 6 | \$0.00 | \$84,400.00 | \$84,400.00 | \$63,300.00 | \$21,100.00 |
| Fairfield Court VA7-07 | | \$300,000.00 | \$270,234.03 | \$8,656.00 | \$8,656.00 | \$0.00 |
| Dwelling Structures | | | | | | |
| Exterior Doors | | \$75,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Hot Water Tanks | 6 | \$0.00 | \$104,522.18 | \$0.00 | \$0.00 | \$0.00 |
| HVAC | 6 | \$0.00 | \$8,656.00 | \$8,656.00 | \$8,656.00 | \$0.00 |

| Richmond Redevelopment & Housing Authority Fund Analysis for 2016 CFP Grant | | | | | | |
|---|--------------|-------------------------|------------------------|-----------------|----------------|------------|
| HUD Code/Development Name & Number | Status Code* | Original Estimated Cost | Revised Estimated Cost | Obligated Funds | Expended Funds | Variance |
| Kitchen/Bath Renovations | | \$150,000.00 | \$150,000.00 | \$0.00 | \$0.00 | \$0.00 |
| Window Replacement | | \$75,000.00 | \$7,055.85 | \$0.00 | \$0.00 | \$0.00 |
| Fay Tower VA7-09 | | \$150,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Dwelling Structures | | | | | | |
| Elevator/Floor Vacancy | | \$150,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Gilpin Court VA7-01 | | \$130,000.00 | \$590,660.86 | \$19,660.86 | \$18,075.00 | \$1,585.86 |
| Dwelling Structures | | | | | | |
| Boiler | 6 | \$0.00 | \$1,585.86 | \$1,585.86 | \$0.00 | \$1,585.86 |
| Exterior Doors | | \$25,000.00 | \$25,000.00 | \$0.00 | \$0.00 | \$0.00 |
| Kitchen/Bath Renovations | | \$75,000.00 | \$75,000.00 | \$0.00 | \$0.00 | \$0.00 |
| Stairwell Rehab Phase II | | \$0.00 | \$441,000.00 | \$0.00 | \$0.00 | \$0.00 |
| Upgrade Plumbing/Waste System | | \$0.00 | \$18,075.00 | \$18,075.00 | \$18,075.00 | \$0.00 |
| Window Replacement | | \$30,000.00 | \$30,000.00 | \$0.00 | \$0.00 | \$0.00 |
| Hillside Court/Afton/Stovall VA7-04 | | \$320,000.00 | \$340,726.71 | \$40,726.71 | \$40,726.71 | \$0.00 |
| Dwelling Structures | | | | | | |
| Boiler | 6 | \$20,000.00 | \$12,358.71 | \$12,358.71 | \$12,358.71 | \$0.00 |
| Exterior Doors | | \$100,000.00 | \$100,000.00 | \$0.00 | \$0.00 | \$0.00 |
| Kitchen/Bath Renovations | | \$0.00 | \$28,368.00 | \$28,368.00 | \$28,368.00 | \$0.00 |
| Stairwell Rehab Phase II | | \$50,000.00 | \$50,000.00 | \$0.00 | \$0.00 | \$0.00 |
| Upgrade Plumbing/Waste System | | \$50,000.00 | \$50,000.00 | \$0.00 | \$0.00 | \$0.00 |
| Window Replacement | | \$100,000.00 | \$100,000.00 | \$0.00 | \$0.00 | \$0.00 |
| Mosby Court VA7-08 | | \$300,000.00 | \$321,820.00 | \$21,820.00 | \$19,780.00 | \$2,040.00 |
| Dwelling Structures | | | | | | |
| Electrical Upgrades | | \$0.00 | \$21,820.00 | \$21,820.00 | \$19,780.00 | \$2,040.00 |
| Interior Doors | | \$100,000.00 | \$100,000.00 | \$0.00 | \$0.00 | \$0.00 |
| Kitchen/Bath Renovations | | \$100,000.00 | \$100,000.00 | \$0.00 | \$0.00 | \$0.00 |
| Window Replacement | | \$100,000.00 | \$100,000.00 | \$0.00 | \$0.00 | \$0.00 |
| Small/Used House VA7-16 | | \$23,980.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Dwelling Structures | | | | | | |
| NHI House Improvements | | \$23,980.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

| Richmond Redevelopment & Housing Authority Fund Analysis for 2016 CFP Grant | | | | | | |
|---|--------------|-------------------------|------------------------|-----------------|----------------|-------------|
| HUD Code/Development Name & Number | Status Code* | Original Estimated Cost | Revised Estimated Cost | Obligated Funds | Expended Funds | Variance |
| Stonewall/Lombardy/Fox Manor VA7-18 | | \$50,000.00 | \$65,237.45 | \$15,237.45 | \$0.00 | \$15,237.45 |
| Dwelling Structures | | | | | | |
| Foundation Stabilization | | \$0.00 | \$15,237.45 | \$15,237.45 | \$0.00 | \$15,237.45 |
| Interior Improvements @ Fox Manor | | \$20,000.00 | \$20,000.00 | \$0.00 | \$0.00 | \$0.00 |
| Interior Improvements @ Lombardy | | \$30,000.00 | \$30,000.00 | \$0.00 | \$0.00 | \$0.00 |
| Whitcomb Court VA7-06 | | \$75,000.00 | \$32,886.95 | \$32,886.95 | \$0.00 | \$32,886.95 |
| Dwelling Structures | | | | | | |
| Boiler Replacement | 6 | \$0.00 | \$5,187.00 | \$5,187.00 | \$0.00 | \$5,187.00 |
| Foundation Stabilization | | \$0.00 | \$18,109.95 | \$18,109.95 | \$0.00 | \$18,109.95 |
| Upgrade Plumbing/Waste System | | \$0.00 | \$9,590.00 | \$9,590.00 | \$0.00 | \$9,590.00 |
| Window Replacement | | \$75,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Fourth Ave VA7-22 | | \$100,000.00 | \$100,000.00 | \$0.00 | \$0.00 | \$0.00 |
| Dwelling Structures | | | | | | |
| Interior Improvements | | \$100,000.00 | \$100,000.00 | \$0.00 | \$0.00 | \$0.00 |
| 1465 | | \$75,000.00 | \$122,942.50 | \$122,942.50 | \$122,938.00 | \$4.50 |
| Whitcomb Court VA7-06 | | \$75,000.00 | \$122,942.50 | \$122,942.50 | \$122,938.00 | \$4.50 |
| Dwelling Equipment | | | | | | |
| Appliances | | \$75,000.00 | \$122,942.50 | \$122,942.50 | \$122,938.00 | \$4.50 |
| 1470 | | \$0.00 | \$28,050.00 | \$28,050.00 | \$28,050.00 | \$0.00 |
| Gilpin Court VA7-01 | | \$0.00 | \$16,050.00 | \$16,050.00 | \$16,050.00 | \$0.00 |
| Non-Dwelling Structures | | | | | | |
| Renovations | | \$0.00 | \$16,050.00 | \$16,050.00 | \$16,050.00 | \$0.00 |
| Hillside Court/Afton/Stovall VA7-04 | | \$0.00 | \$12,000.00 | \$12,000.00 | \$12,000.00 | \$0.00 |
| Non-Dwelling Structures | | | | | | |
| Renovations | | \$0.00 | \$12,000.00 | \$12,000.00 | \$12,000.00 | \$0.00 |
| 1475 | | \$0.00 | \$76,180.51 | \$76,180.51 | \$43,679.75 | \$32,500.76 |
| Fairfield Court VA7-07 | | \$0.00 | \$27,620.00 | \$27,620.00 | \$0.00 | \$27,620.00 |
| Non-Dwelling Equipment | | | | | | |
| Pump Replacement | | \$0.00 | \$27,620.00 | \$27,620.00 | \$0.00 | \$27,620.00 |
| Mosby Court VA7-08 | | \$0.00 | \$48,560.51 | \$48,560.51 | \$43,679.75 | \$4,880.76 |

| Richmond Redevelopment & Housing Authority Fund Analysis for 2016 CFP Grant | | | | | | | |
|---|--------------|-------------------------|------------------------|-----------------------|-----------------------|---------------------|--|
| HUD Code/Development Name & Number | Status Code* | Original Estimated Cost | Revised Estimated Cost | Obligated Funds | Expended Funds | Variance | |
| Non-Dwelling Equipment | | | | | | | |
| Security Equipment | | \$0.00 | \$48,560.51 | \$48,560.51 | \$43,679.75 | \$4,880.76 | |
| 1495 | | \$50,000.00 | \$50,000.00 | \$0.00 | \$0.00 | \$0.00 | |
| PHA WIDE | | \$50,000.00 | \$50,000.00 | \$0.00 | \$0.00 | \$0.00 | |
| Relocation Costs | | | | | | | |
| Relocation | | \$50,000.00 | \$50,000.00 | \$0.00 | \$0.00 | \$0.00 | |
| 1499 | | \$600,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| Blackwell Senior Cottages VA00700037 | | \$600,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| Development Activity | | | | | | | |
| 1502 | | \$343,085.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| PHA WIDE | | \$343,085.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| Contingency | | | | | | | |
| Contingency | | \$343,085.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| 1504 | | \$892,000.00 | \$1,492,000.00 | \$0.00 | \$0.00 | \$0.00 | |
| RAD Activity | | \$892,000.00 | \$1,492,000.00 | \$0.00 | \$0.00 | \$0.00 | |
| RAD | | | | | | | |
| RAD Investment Activity | | \$892,000.00 | \$1,492,000.00 | \$0.00 | \$0.00 | \$0.00 | |
| Grand Total | | \$6,568,771.00 | \$6,568,771.00 | \$3,271,114.17 | \$2,892,512.69 | \$378,601.48 | |

Table 2: RRHA 2017 CFP Grant Obligation & Expense Analysis

Notes: The data for the following tables that was collected for this analysis came from the RRHA 2017 CFP Grant Obligation and Expense Schedule as of December 31, 2017. The analysis was sorted by HUD budget line items in order to determine where the grant money was being spent for each community. The Fund Analysis for 2016 and 2017 CFP Grants was put together to study the estimated cost, obligated and expended funds, and the variance between obligated and expended funds of all the RRHA communities under a HUD Code. 6 under status code stands for emergency. This table was put together on February 9, 2018.

| Richmond Redevelopment & Housing Authority 2017 CFP Grant Obligation & Expense Analysis | | | | | | |
|---|--------------|-------------------------|------------------------|-----------------|----------------|----------|
| HUD Code/Development Name & Number | Status Code* | Original Estimated Cost | Revised Estimated Cost | Obligated Funds | Expended Funds | Variance |
| 1406 | | | | | | |
| Creighton Court VA7-05 | | \$1,707,893.00 | \$2,049,472.00 | \$426,973.26 | \$426,973.26 | \$0.00 |
| Operations | | \$220,528.24 | \$273,660.33 | \$57,012.57 | \$57,012.57 | \$0.00 |
| Operations | | | | | | |
| Fairfield Court VA7-07 | | \$220,528.24 | \$273,660.33 | \$57,012.57 | \$57,012.57 | \$0.00 |
| Operations | | \$195,200.25 | \$242,230.03 | \$50,464.59 | \$50,464.59 | \$0.00 |
| Operations | | | | | | |
| Fay Tower VA7-09 | | \$195,200.25 | \$242,230.03 | \$50,464.59 | \$50,464.59 | \$0.00 |
| Operations | | \$87,337.92 | \$66,653.90 | \$13,886.22 | \$13,886.22 | \$0.00 |
| Operations | | | | | | |
| Fulton VA7-21 | | \$87,337.92 | \$66,653.90 | \$13,886.22 | \$13,886.22 | \$0.00 |
| Operations | | \$27,948.13 | \$34,681.71 | \$7,225.35 | \$7,225.35 | \$0.00 |
| Operations | | | | | | |
| Gilpin Court VA7-01 | | \$27,948.13 | \$34,681.71 | \$7,225.35 | \$7,225.35 | \$0.00 |
| Operations | | \$341,054.57 | \$423,225.18 | \$88,171.86 | \$88,171.86 | \$0.00 |
| Operations | | | | | | |
| Hillside Court/Afton/Stovall VA7-04 | | \$341,054.57 | \$423,225.18 | \$88,171.86 | \$88,171.86 | \$0.00 |
| Operations | | \$206,117.50 | \$255,777.58 | \$53,286.99 | \$53,286.99 | \$0.00 |
| Operations | | | | | | |
| Mosby Court VA7-08 | | \$206,117.50 | \$255,777.58 | \$53,286.99 | \$53,286.99 | \$0.00 |
| Operations | | \$200,003.83 | \$248,190.95 | \$51,706.44 | \$51,706.44 | \$0.00 |
| Operations | | | | | | |
| Old Brook VA7-19 | | \$200,003.83 | \$248,190.95 | \$51,706.44 | \$51,706.44 | \$0.00 |
| Operations | | \$10,917.24 | \$13,547.55 | \$2,822.40 | \$2,822.40 | \$0.00 |
| Operations | | | | | | |
| Operations | | \$10,917.24 | \$13,547.55 | \$2,822.40 | \$2,822.40 | \$0.00 |
| Small/Used House VA7-16 | | \$62,009.92 | \$41,184.52 | \$8,580.12 | \$8,580.12 | \$0.00 |
| Operations | | | | | | |
| Operations | | \$62,009.92 | \$41,184.52 | \$8,580.12 | \$8,580.12 | \$0.00 |
| Stonewall/Lombardy/Fox Manor VA7-18 | | \$95,635.02 | \$126,263.08 | \$26,304.81 | \$26,304.81 | \$0.00 |
| Operations | | | | | | |

| Richmond Redevelopment & Housing Authority 2017 CFP Grant Obligation & Expense Analysis | | | | | | | |
|---|--------------|-------------------------|------------------------|-----------------|----------------|---------------|--|
| HUD Code/Development Name & Number | Status Code* | Original Estimated Cost | Revised Estimated Cost | Obligated Funds | Expended Funds | Variance | |
| Operations | | \$95,635.02 | \$126,263.08 | \$26,304.81 | \$26,304.81 | \$0.00 | |
| Whitcomb Court VA7-06 | | \$215,287.97 | \$267,157.50 | \$55,657.80 | \$55,657.80 | \$0.00 | |
| Operations | | | | | | | |
| Operations | | \$215,287.97 | \$267,157.50 | \$55,657.80 | \$55,657.80 | \$0.00 | |
| Fourth Ave VA7-22 | | \$45,852.41 | \$56,899.67 | \$11,854.11 | \$11,854.11 | \$0.00 | |
| Operations | | | | | | | |
| Operations | | \$45,852.41 | \$56,899.67 | \$11,854.11 | \$11,854.11 | \$0.00 | |
| 1408 | | \$50,000.00 | \$50,000.00 | \$0.00 | \$0.00 | \$0.00 | |
| Creighton Court VA7-05 | | \$6,456.15 | \$6,456.15 | \$0.00 | \$0.00 | \$0.00 | |
| Management Improvement | | | | | | | |
| Management Improvement | | \$6,456.15 | \$6,456.15 | \$0.00 | \$0.00 | \$0.00 | |
| Fairfield Court VA7-07 | | \$5,714.65 | \$5,714.65 | \$0.00 | \$0.00 | \$0.00 | |
| Management Improvement | | | | | | | |
| Management Improvement | | \$5,714.65 | \$5,714.65 | \$0.00 | \$0.00 | \$0.00 | |
| Fay Tower VA7-09 | | \$2,556.89 | \$2,556.89 | \$0.00 | \$0.00 | \$0.00 | |
| Management Improvement | | | | | | | |
| Management Improvement | | \$2,556.89 | \$2,556.89 | \$0.00 | \$0.00 | \$0.00 | |
| Fulton VA7-21 | | \$818.21 | \$818.21 | \$0.00 | \$0.00 | \$0.00 | |
| Management Improvement | | | | | | | |
| Management Improvement | | \$818.21 | \$818.21 | \$0.00 | \$0.00 | \$0.00 | |
| Gilpin Court VA7-01 | | \$9,984.65 | \$9,984.65 | \$0.00 | \$0.00 | \$0.00 | |
| Management Improvement | | | | | | | |
| Management Improvement | | \$9,984.65 | \$9,984.65 | \$0.00 | \$0.00 | \$0.00 | |
| Hillside Court/Afton/Stovall VA7-04 | | \$6,034.26 | \$6,034.26 | \$0.00 | \$0.00 | \$0.00 | |
| Management Improvement | | | | | | | |
| Management Improvement | | \$6,034.26 | \$6,034.26 | \$0.00 | \$0.00 | \$0.00 | |
| Mosby Court VA7-08 | | \$5,855.28 | \$5,855.28 | \$0.00 | \$0.00 | \$0.00 | |
| Management Improvement | | | | | | | |
| Management Improvement | | \$5,855.28 | \$5,855.28 | \$0.00 | \$0.00 | \$0.00 | |
| Old Brook VA7-19 | | \$319.61 | \$319.61 | \$0.00 | \$0.00 | \$0.00 | |

| Richmond Redevelopment & Housing Authority 2017 CFP Grant Obligation & Expense Analysis | | | | | | |
|---|--------------|-------------------------|------------------------|---------------------|---------------------|---------------|
| HUD Code/Development Name & Number | Status Code* | Original Estimated Cost | Revised Estimated Cost | Obligated Funds | Expended Funds | Variance |
| Management Improvement | | | | | | |
| Management Improvement | | \$319.61 | \$319.61 | \$0.00 | \$0.00 | \$0.00 |
| Small/Used House VA7-16 | | \$1,815.39 | \$1,815.39 | \$0.00 | \$0.00 | \$0.00 |
| Management Improvement | | | | | | |
| Management Improvement | | \$1,815.39 | \$1,815.39 | \$0.00 | \$0.00 | \$0.00 |
| Stonewall/Lombardy/Fox Manor VA7-18 | | \$2,799.80 | \$2,799.80 | \$0.00 | \$0.00 | \$0.00 |
| Management Improvement | | | | | | |
| Management Improvement | | \$2,799.80 | \$2,799.80 | \$0.00 | \$0.00 | \$0.00 |
| Whitcomb Court VA7-06 | | \$6,302.74 | \$6,302.74 | \$0.00 | \$0.00 | \$0.00 |
| Management Improvement | | | | | | |
| Management Improvement | | \$6,302.74 | \$6,302.74 | \$0.00 | \$0.00 | \$0.00 |
| Fourth Ave VA7-22 | | \$1,342.37 | \$1,342.37 | \$0.00 | \$0.00 | \$0.00 |
| Management Improvement | | | | | | |
| Management Improvement | | \$1,342.37 | \$1,342.37 | \$0.00 | \$0.00 | \$0.00 |
| 1410 | | \$683,157.00 | \$683,157.00 | \$683,157.00 | \$683,157.00 | \$0.00 |
| Creighton Court VA7-05 | | \$88,211.26 | \$88,357.30 | \$88,357.30 | \$88,357.30 | \$0.00 |
| Administration | | | | | | |
| Administration | | \$88,211.26 | \$88,357.30 | \$88,357.30 | \$88,357.30 | \$0.00 |
| Fairfield Court VA7-07 | | \$78,080.08 | \$78,209.33 | \$78,209.33 | \$78,209.33 | \$0.00 |
| Administration | | | | | | |
| Administration | | \$78,080.08 | \$78,209.33 | \$78,209.33 | \$78,209.33 | \$0.00 |
| Fay Tower VA7-09 | | \$34,935.16 | \$34,317.93 | \$34,317.93 | \$34,317.93 | \$0.00 |
| Administration | | | | | | |
| Administration | | \$34,935.16 | \$34,317.93 | \$34,317.93 | \$34,317.93 | \$0.00 |
| Fulton VA7-21 | | \$11,179.25 | \$11,197.76 | \$11,197.76 | \$11,197.76 | \$0.00 |
| Administration | | | | | | |
| Administration | | \$11,179.25 | \$11,197.76 | \$11,197.76 | \$11,197.76 | \$0.00 |
| Gilpin Court VA7-01 | | \$136,421.80 | \$136,647.63 | \$136,647.63 | \$136,647.63 | \$0.00 |
| Administration | | | | | | |
| Administration | | \$136,421.80 | \$136,647.63 | \$136,647.63 | \$136,647.63 | \$0.00 |

| Richmond Redevelopment & Housing Authority 2017 CFP Grant Obligation & Expense Analysis | | | | | | |
|---|--------------|-------------------------|------------------------|-----------------|----------------|----------|
| HUD Code/Development Name & Number | Status Code* | Original Estimated Cost | Revised Estimated Cost | Obligated Funds | Expended Funds | Variance |
| Hillside Court/Afton/Stovall VA7-04 | | \$82,446.97 | \$82,583.46 | \$82,583.46 | \$82,583.46 | \$0.00 |
| Administration | | | | | | |
| Administration | | \$82,446.97 | \$82,583.46 | \$82,583.46 | \$82,583.46 | \$0.00 |
| Mosby Court VA7-08 | | \$80,001.51 | \$80,133.95 | \$80,133.95 | \$80,133.95 | \$0.00 |
| Administration | | | | | | |
| Administration | | \$80,001.51 | \$80,133.95 | \$80,133.95 | \$80,133.95 | \$0.00 |
| Old Brook VA7-19 | | \$4,366.89 | \$4,374.13 | \$4,374.13 | \$4,374.13 | \$0.00 |
| Administration | | | | | | |
| Administration | | \$4,366.89 | \$4,374.13 | \$4,374.13 | \$4,374.13 | \$0.00 |
| Small/Used House VA7-16 | | \$24,803.96 | \$24,266.40 | \$24,266.40 | \$24,266.40 | \$0.00 |
| Administration | | | | | | |
| Administration | | \$24,803.96 | \$24,266.40 | \$24,266.40 | \$24,266.40 | \$0.00 |
| Stonewall/Lombardy/Fox Manor VA7-18 | | \$38,254.00 | \$38,440.06 | \$38,440.06 | \$38,440.06 | \$0.00 |
| Administration | | | | | | |
| Administration | | \$38,254.00 | \$38,440.06 | \$38,440.06 | \$38,440.06 | \$0.00 |
| Whitcomb Court VA7-06 | | \$86,115.16 | \$86,257.73 | \$86,257.73 | \$86,257.73 | \$0.00 |
| Administration | | | | | | |
| Administration | | \$86,115.16 | \$86,257.73 | \$86,257.73 | \$86,257.73 | \$0.00 |
| Fourth Ave VA7-22 | | \$18,340.96 | \$18,371.32 | \$18,371.32 | \$18,371.32 | \$0.00 |
| Administration | | | | | | |
| Administration | | \$18,340.96 | \$18,371.32 | \$18,371.32 | \$18,371.32 | \$0.00 |
| 1411 | | \$20,000.00 | \$20,000.00 | \$0.00 | \$0.00 | \$0.00 |
| Creighton Court VA7-05 | | \$2,582.46 | \$2,582.46 | \$0.00 | \$0.00 | \$0.00 |
| Audit Cost | | | | | | |
| Audit | | \$2,582.46 | \$2,582.46 | \$0.00 | \$0.00 | \$0.00 |
| Fairfield Court VA7-07 | | \$2,285.86 | \$2,285.86 | \$0.00 | \$0.00 | \$0.00 |
| Audit Cost | | | | | | |
| Audit | | \$2,285.86 | \$2,285.86 | \$0.00 | \$0.00 | \$0.00 |
| Fay Tower VA7-09 | | \$1,022.76 | \$1,022.76 | \$0.00 | \$0.00 | \$0.00 |
| Audit Cost | | | | | | |

| Richmond Redevelopment & Housing Authority 2017 CFP Grant Obligation & Expense Analysis | | | | | | | |
|---|--------------|-------------------------|------------------------|-----------------|----------------|---------------|---------------|
| HUD Code/Development Name & Number | Status Code* | Original Estimated Cost | Revised Estimated Cost | Obligated Funds | Expended Funds | Variance | |
| Audit | | \$1,022.76 | \$1,022.76 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Fulton VA7-21 | | \$327.28 | \$327.28 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Audit Cost | | | | | | | |
| Audit | | \$327.28 | \$327.28 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Gilpin Court VA7-01 | | \$3,993.87 | \$3,993.87 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Audit Cost | | | | | | | |
| Audit | | \$3,993.87 | \$3,993.87 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Hillside Court/Afton/Stovall VA7-04 | | \$2,413.70 | \$2,413.70 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Audit Cost | | | | | | | |
| Audit | | \$2,413.70 | \$2,413.70 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Mosby Court VA7-08 | | \$2,342.11 | \$2,342.11 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Audit Cost | | | | | | | |
| Audit | | \$2,342.11 | \$2,342.11 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Old Brook VA7-19 | | \$127.84 | \$127.84 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Audit Cost | | | | | | | |
| Audit | | \$127.84 | \$127.84 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Small/Used House VA7-16 | | \$726.16 | \$726.16 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Audit Cost | | | | | | | |
| Audit | | \$726.16 | \$726.16 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Stonewall/Lombardy/Fox Manor VA7-18 | | \$1,119.92 | \$1,119.92 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Audit Cost | | | | | | | |
| Audit | | \$1,119.92 | \$1,119.92 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Whitcomb Court VA7-06 | | \$2,521.09 | \$2,521.09 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Audit Cost | | | | | | | |
| Audit | | \$2,521.09 | \$2,521.09 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Fourth Ave VA7-22 | | \$536.95 | \$536.95 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Audit Cost | | | | | | | |
| Audit | | \$536.95 | \$536.95 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 1430 | | \$220,000.00 | \$220,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| PHA WIDE | | \$220,000.00 | \$220,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

| Richmond Redevelopment & Housing Authority 2017 CFP Grant Obligation & Expense Analysis | | | | | | | |
|---|--------------|-------------------------|------------------------|-----------------|----------------|---------------|---------------|
| HUD Code/Development Name & Number | Status Code* | Original Estimated Cost | Revised Estimated Cost | Obligated Funds | Expended Funds | Variance | |
| Fees & Costs | | | | | | | |
| Fees & Costs | | \$220,000.00 | \$220,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 1450 | | \$773,000.00 | \$773,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Gilpin Court VA7-01 | | \$150,000.00 | \$150,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Site Improvements | | | | | | | |
| Concrete Sidewalks Improvements | | \$150,000.00 | \$150,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Hillside Court/Afton/Stovall VA7-04 | | \$250,000.00 | \$250,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Site Improvements | | | | | | | |
| Concrete Sidewalks Improvements | | \$250,000.00 | \$250,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Mosby Court VA7-08 | | \$373,000.00 | \$373,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Site Improvements | | | | | | | |
| Clothesline Poles & Pads | | \$150,000.00 | \$150,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Site Improvements | | \$223,000.00 | \$223,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 1460 | | \$2,262,160.00 | \$2,262,160.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Creighton Court VA7-05 | 6 | \$25,000.00 | \$25,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Dwelling Structures | | | | | | | |
| Exterior Lighting | 6 | \$25,000.00 | \$25,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Fairfield Court VA7-07 | | \$300,000.00 | \$300,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Dwelling Structures | | | | | | | |
| Kitchen/Bath Renovations | | \$300,000.00 | \$300,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Gilpin Court VA7-01 | 6 | \$150,000.00 | \$150,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Dwelling Structures | | | | | | | |
| Exterior Lighting | 6 | \$60,000.00 | \$60,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Interior Improvements | | \$50,000.00 | \$50,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Window Treatments | | \$40,000.00 | \$40,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Hillside Court/Afton/Stovall VA7-04 | | \$660,450.00 | \$660,450.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Dwelling Structures | | | | | | | |
| Doors | | \$70,000.00 | \$70,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Exterior Improvements @ Afton | | \$150,000.00 | \$150,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Interior Improvements @ Afton | | \$300,450.00 | \$300,450.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

| Richmond Redevelopment & Housing Authority 2017 CFP Grant Obligation & Expense Analysis | | | | | | | |
|---|--------------|-------------------------|------------------------|-----------------|----------------|----------|--------|
| HUD Code/Development Name & Number | Status Code* | Original Estimated Cost | Revised Estimated Cost | Obligated Funds | Expended Funds | Variance | |
| Interior Improvements @ Stovall | | \$70,000.00 | \$70,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Windows | | \$70,000.00 | \$70,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Small/Used House VA7-16 | | \$500,000.00 | \$500,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Dwelling Structures | | | | | | | |
| Interior Improvements @ Bainbridge | | \$500,000.00 | \$500,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Stonewall/Lombardy/Fox Manor VA7-18 | | \$251,710.00 | \$251,710.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Dwelling Structures | | | | | | | |
| Floor Improvements | | \$100,000.00 | \$100,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Interior Improvements @ Lombardy | | \$46,942.00 | \$46,942.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Interior Improvements @ Stonewall | | \$64,768.00 | \$64,768.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Plumbing Repairs | | \$40,000.00 | \$40,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Whitcomb Court VA7-06 | 6 | \$125,000.00 | \$125,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Dwelling Structures | | | | | | | |
| Exterior Lighting | 6 | \$125,000.00 | \$125,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Fourth Ave VA7-22 | | \$250,000.00 | \$250,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Dwelling Structures | | | | | | | |
| Exterior Improvements | | \$150,000.00 | \$150,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Interior Improvements | | \$100,000.00 | \$100,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 1465 | | \$100,000.00 | \$100,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Mosby Court VA7-08 | | \$100,000.00 | \$100,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Dwelling Equipment | | | | | | | |
| Remove & Replace Appliances | | \$100,000.00 | \$100,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 1475 | | \$225,000.00 | \$225,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Stonewall/Lombardy/Fox Manor VA7-18 | 6 | \$225,000.00 | \$225,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Non-Dwelling Equipment | | | | | | | |
| HVAC Service | 6 | \$225,000.00 | \$225,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 1485 | | \$390,000.00 | \$53,421.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| PHA WIDE | | \$390,000.00 | \$53,421.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Demolition | | | | | | | |
| Demolition | | \$390,000.00 | \$53,421.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

| Richmond Redevelopment & Housing Authority 2017 CFP Grant Obligation & Expense Analysis | | | | | | | |
|---|--------------|-------------------------|------------------------|-----------------------|-----------------------|---------------|---------------|
| HUD Code/Development Name & Number | Status Code* | Original Estimated Cost | Revised Estimated Cost | Obligated Funds | Expended Funds | Variance | |
| 1495 | | \$195,365.00 | \$195,365.00 | \$0.00 | \$0.00 | \$0.00 | |
| PHA WIDE | | \$195,365.00 | \$195,365.00 | \$0.00 | \$0.00 | \$0.00 | |
| Relocation Costs | | | | | | | |
| Relocation | | \$195,365.00 | \$195,365.00 | \$0.00 | \$0.00 | \$0.00 | |
| 1499 | | \$200,000.00 | \$200,000.00 | \$0.00 | \$0.00 | \$0.00 | |
| PHA WIDE | | \$200,000.00 | \$200,000.00 | \$0.00 | \$0.00 | \$0.00 | |
| Development Activity | | | | | | | |
| Development Activity | | \$200,000.00 | \$200,000.00 | \$0.00 | \$0.00 | \$0.00 | |
| 1502 | | \$5,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| PHA WIDE | | \$5,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| Contingency | | | | | | | |
| Contingency | | \$5,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| Grand Total | | \$6,831,575.00 | \$6,831,575.00 | \$1,110,130.26 | \$1,110,130.26 | \$0.00 | \$0.00 |

IV. Community and Major Physical Needs Assessments

Component Analysis

Overview

The RRHA communities have been evaluated by a Physical Needs Assessment (PNA). These assessments were analyzed for the requirements for the next five years. The study extracted “Major Category” components these components we broken down for each community for the five-year plan per community. The remaining categories were consolidated under a “Minor Category” heading and were used in the total evaluation of the need for the community.

The Physical Needs Assessment (PNA) process has been developed by the Office of Public and Indian Housing (PIH) in the management of public housing and HUD’s oversight of Public Housing Authorities (PHAs).

The primary objectives of the PNA process according to HUD are to:

1. Enable PHAs to better assess the capital needs of their portfolios, to facilitate capital planning and to allow PHAs to take advantage of capital improvement opportunities
2. Evolve the management practices of PHAs toward development-based capital planning
3. Further the energy integration goals of the 2005 Energy Policy Act
4. Produce data on green activities for the Capital Fund, in support of HUD’s Performance Goal to create energy efficient housing.
5. Enable HUD to measure the impact of annual Capital Fund appropriations on the physical needs of the public housing inventory

The analysis of the PNA by individual communities was analyzed and utilized along with the other data sources in the planning of project priorities outlined in Section VII. Implementation Plan.

Findings

Table 3 the Total PNA Cost of all Communities for years 2018 -2022 indicates a total need of over \$54 Million. The PNA was over welling for the year 2018 is well above the grant funding. The Plan calls for over \$32 million dollars in expenditures across the RRHA communities. This was the total of both Major and Minor Component expenses. These expenses would not be sufficient to overcome many of the code, safety, health, and quality of life issues that need to be addressed.

Tables 6 thru 15 show the individual communities PNA and are broken down by Major Project Category. Funding these priorities would be a start on the solution for many of the issues that need to be addressed.

Table 3: Total PNA Cost of all Communities for Years 2018–2022

| Total Cost of all Communities for Years 1-5 | 2018 | 2019 | 2020 | 2021 | 2022 | Total |
|---|------------------------|-----------------------|-----------------------|-----------------------|-----------------------|------------------------|
| Major Category | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Years 1-5 |
| Site | | | | | | |
| Gas Lines | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Sanitary System | \$315,000.00 | \$18,000.00 | \$175,000.00 | \$560,000.00 | \$305,000.00 | \$1,373,000.00 |
| Walkways/Steps | \$1,533,852.60 | \$29,211.00 | \$185,084.90 | \$886,239.90 | \$105,787.50 | \$2,740,175.90 |
| | | | | | | |
| Building Exterior | | | | | | |
| Roofs | \$1,336,917.17 | \$0.00 | \$5,516.88 | \$922,186.75 | \$5,010.00 | \$2,269,630.80 |
| Windows | \$3,289,772.00 | \$1,295,639.02 | \$934,293.60 | \$685,580.00 | \$1,396,315.00 | \$7,601,599.62 |
| Security | \$1,975,354.76 | \$1,993.55 | \$22,966.28 | \$41,729.80 | \$84,792.10 | \$2,126,836.49 |
| Walls | \$3,190,717.34 | \$755,373.90 | \$787,403.30 | \$1,784,834.10 | \$518,984.12 | \$7,037,312.76 |
| | | | | | | |
| Building System | | | | | | |
| Boiler | \$2,567,870.50 | \$25,134.00 | \$424,840.00 | \$0.00 | \$0.00 | \$3,017,844.50 |
| HVAC | \$1,162,645.80 | \$182,568.00 | \$324,359.00 | \$164,008.28 | \$28,302.00 | \$1,861,883.08 |
| Lighting | \$0.00 | \$0.00 | \$0.00 | \$9,600.00 | \$0.00 | \$9,600.00 |
| Domestic Water | \$1,575,849.00 | \$124,575.00 | \$145,944.00 | \$444,150.00 | \$42,700.00 | \$2,333,218.00 |
| | | | | | | |
| Common Areas | | | | | | |
| Kitchen | \$3,403.28 | \$0.00 | \$0.00 | \$2,533.28 | \$0.00 | \$5,936.56 |
| Bathroom | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | |
| Unit | | | | | | |
| Kitchen | \$7,615,379.45 | \$445,550.00 | \$257,126.95 | \$3,411,515.05 | \$261,425.00 | \$11,990,996.45 |
| Bathroom | \$2,169,199.00 | \$1,001,159.90 | \$230,460.00 | \$167,265.00 | \$402,229.00 | \$3,970,312.90 |
| Smoke Detectors/Fire Protection | \$123,034.00 | \$251,034.80 | \$38,266.00 | \$6,810.00 | \$540,577.00 | \$959,721.80 |
| Major Categories Grand Total | \$26,858,994.90 | \$4,130,239.17 | \$3,531,260.91 | \$9,086,452.16 | \$3,691,121.72 | \$47,298,068.86 |

| | | | | | | |
|-------------------------|------------------------|-----------------------|-----------------------|------------------------|-----------------------|------------------------|
| Minor Categories | \$5,703,574.67 | \$948,612.17 | \$1,418,840.75 | \$1,369,511.32 | \$897,815.62 | \$10,338,354.53 |
| Combined Total | \$32,562,569.57 | \$5,078,851.34 | \$4,950,101.66 | \$10,455,963.48 | \$4,588,937.34 | \$57,636,423.39 |

Notes: The data for the this table was gathered from Dominion Due Diligence Group's Physical Needs Assessment, which came from their Rental Assistance Demonstration Physical Condition Assessment reports that they performed on the RRHA communities. The data that was pulled from the Dominion Due Diligence Group's reports included only priority physical improvements such as gas lines, roofs, windows, boiler, HVAC, kitchens, bathrooms, etc. These priority physical improvements were then sorted into five major categories, which were site, building exterior, building system, common areas, and unit. The tables were put together on April 11, 2018.

Table 4: Total PNA Cost at Gilpin Court VA7-01 for Years 2018–2022

| Total Cost at Gilpin Court VA7-01 for Years 1-5 | 2018 | 2019 | 2020 | 2021 | 2022 | Total |
|---|-----------------------|---------------------|--------------------|-----------------------|---------------------|-----------------------|
| Major Category | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Years 1-5 |
| Site | | | | | | |
| Gas Lines | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Sanitary System | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$165,000.00 | \$165,000.00 |
| Walkways/Steps | \$0.00 | \$0.00 | \$9,136.40 | \$188,370.00 | \$0.00 | \$197,506.40 |
| | | | | | | |
| Building Exterior | | | | | | |
| Roofs | \$82,800.00 | \$0.00 | \$0.00 | \$729,405.88 | \$0.00 | \$812,205.88 |
| Window | \$0.00 | \$7,307.02 | \$0.00 | \$0.00 | \$0.00 | \$7,307.02 |
| Security | \$266,801.15 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$266,801.15 |
| Walls | \$0.00 | \$0.00 | \$0.00 | \$143,922.00 | \$0.00 | \$143,922.00 |
| | | | | | | |
| Building System | | | | | | |
| Boiler | \$460,970.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$460,970.00 |
| HVAC | \$64,820.80 | \$25,173.00 | \$16,200.00 | \$24,300.00 | \$0.00 | \$130,493.80 |
| Lighting | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Domestic Water | \$125,435.00 | \$10,800.00 | \$8,400.00 | \$2,600.00 | \$0.00 | \$147,235.00 |
| | | | | | | |
| Common Areas | | | | | | |
| Kitchen | \$3,403.28 | \$0.00 | \$0.00 | \$2,533.28 | \$0.00 | \$5,936.56 |
| Bathroom | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | |
| Unit | | | | | | |
| Kitchen | \$261,000.00 | \$201,000.00 | \$0.00 | \$2,733,500.00 | \$0.00 | \$3,195,500.00 |
| Bathroom | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Smoke Detectors/Fire Protection | \$0.00 | \$0.00 | \$27,370.00 | \$0.00 | \$29,600.00 | \$56,970.00 |
| Major Categories Grand Total | \$1,265,230.23 | \$244,280.02 | \$61,106.40 | \$3,824,631.16 | \$194,600.00 | \$5,589,847.81 |

| | | | | | | |
|-------------------------|-----------------------|---------------------|---------------------|-----------------------|---------------------|-----------------------|
| Minor Categories | \$1,399,781.27 | \$66,816.40 | \$87,147.41 | \$511,381.37 | \$109,953.78 | \$2,175,080.23 |
| Combined Total | \$2,665,011.50 | \$311,096.42 | \$148,253.81 | \$4,336,012.53 | \$304,553.78 | \$7,764,928.04 |

Notes: The data for the this table was gathered from Dominion Due Diligence Group's Physical Needs Assessment, which came from their Rental Assistance Demonstration Physical Condition Assessment reports that they performed on the RRHA communities. The data that was pulled from the Dominion Due Diligence Group's reports included only priority physical improvements such as gas lines, roofs, windows, boiler, HVAC, kitchens, bathrooms, etc. These priority physical improvements were then sorted into five major categories, which were site, building exterior, building system, common areas, and unit. The tables were put together on April 11, 2018.

Table 5: Total PNA Cost at Hillside – Afton – Stovall VA7-04 for Years 2018–2022

| Total Cost at Hillside-Afton-Stovall VA7-04 for Years 1-5 | 2018 | 2019 | 2020 | 2021 | 2022 | Total |
|---|-----------------------|--------------------|---------------------|---------------------|---------------------|-----------------------|
| Major Category | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Years 1-5 |
| Site | | | | | | |
| Gas Lines | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Sanitary System | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Walkways/Steps | \$0.00 | \$0.00 | \$139,639.50 | \$0.00 | \$105,787.50 | \$245,427.00 |
| | | | | | | |
| Building Exterior | | | | | | |
| Roofs | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Windows | \$267,096.00 | \$488.00 | \$0.00 | \$685,580.00 | \$25,000.00 | \$978,164.00 |
| Security | \$296,734.70 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$296,734.70 |
| Walls | \$2,596,701.50 | \$36,073.20 | \$36,073.20 | \$36,073.20 | \$36,073.20 | \$2,740,994.30 |
| | | | | | | |
| Building System | | | | | | |
| Boiler | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| HVAC | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Lighting | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Domestic Water | \$670,995.00 | \$0.00 | \$68,445.00 | \$0.00 | \$0.00 | \$739,440.00 |
| | | | | | | |
| Common Areas | | | | | | |
| Kitchen | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Bathroom | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | |
| Unit | | | | | | |
| Kitchen | \$800,171.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$800,171.00 |
| Bathroom | \$947,387.00 | \$0.00 | \$0.00 | \$0.00 | \$5,907.00 | \$953,294.00 |
| Smoke Detectors/Fire Protection | \$21,565.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$21,565.00 |
| Major Categories Grand Total | \$5,600,650.20 | \$36,561.20 | \$244,157.70 | \$721,653.20 | \$172,767.70 | \$6,775,790.00 |

| | | | | | | |
|-------------------------|-----------------------|--------------------|---------------------|---------------------|---------------------|-----------------------|
| Minor Categories | \$334,043.89 | \$38,164.00 | \$113,975.00 | \$5,907.00 | (\$15,118.50) | \$476,971.39 |
| Combined Total | \$5,934,694.09 | \$74,725.20 | \$358,132.70 | \$727,560.20 | \$157,649.20 | \$7,252,761.39 |

Notes: The data for the this table was gathered from Dominion Due Diligence Group's Physical Needs Assessment, which came from their Rental Assistance Demonstration Physical Condition Assessment reports that they performed on the RRHA communities. The data that was pulled from the Dominion Due Diligence Group's reports included only priority physical improvements such as gas lines, roofs, windows, boiler, HVAC, kitchens, bathrooms, etc. These priority physical improvements were then sorted into five major categories, which were site, building exterior, building system, common areas, and unit. The tables were put together on April 11, 2018.

Table 6: Total PNA Cost at Creighton Court VA7-05 for Years 2018–2022

| Total Cost at Creighton Court VA7-05 for Years 1-5 | 2018 | 2019 | 2020 | 2021 | 2022 | Total |
|--|-------------|-------------|--------------|--------------|----------------|----------------|
| Major Category | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Years 1-5 |
| Site | | | | | | |
| Gas Lines | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Sanitary System | \$0.00 | \$0.00 | \$145,000.00 | \$140,000.00 | \$140,000.00 | \$425,000.00 |
| Walkways/Steps | \$0.00 | \$0.00 | \$0.00 | \$368,550.00 | \$0.00 | \$368,550.00 |
| | | | | | | |
| Building Exterior | | | | | | |
| Roofs | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Windows | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,049,355.00 | \$1,049,355.00 |
| Security | \$2,111.80 | \$1,993.55 | \$22,966.28 | \$41,729.80 | \$84,792.10 | \$153,593.53 |
| Walls | \$34,871.00 | \$34,871.00 | \$34,871.00 | \$34,871.00 | \$34,871.00 | \$174,355.00 |
| | | | | | | |
| Building System | | | | | | |
| Boiler | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| HVAC | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$28,302.00 | \$28,302.00 |
| Lighting | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Domestic Water | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | |
| Common Areas | | | | | | |
| Kitchen | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Bathroom | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | |
| Unit | | | | | | |
| Kitchen | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Bathroom | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Smoke Detectors/Fire Protection | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Major Categories Grand Total | \$36,982.80 | \$36,864.55 | \$202,837.28 | \$585,150.80 | \$1,337,320.10 | \$2,199,155.53 |

| | | | | | | |
|------------------|-------------|-------------|--------------|--------------|----------------|----------------|
| Minor Categories | \$5,253.20 | \$3,006.45 | \$256,488.33 | \$249,445.20 | \$358,521.90 | \$872,715.08 |
| Combined Total | \$42,236.00 | \$39,871.00 | \$459,325.61 | \$834,596.00 | \$1,695,842.00 | \$3,071,870.61 |

Notes: The data for the this table was gathered from Dominion Due Diligence Group's Physical Needs Assessment, which came from their Rental Assistance Demonstration Physical Condition Assessment reports that they performed on the RRHA communities. The data that was pulled from the Dominion Due Diligence Group's reports included only priority physical improvements such as gas lines, roofs, windows, boiler, HVAC, kitchens, bathrooms, etc. These priority physical improvements were then sorted into five major categories, which were site, building exterior, building system, common areas, and unit. The tables were put together on April 11, 2018.

Table 7: Total Cost at Whitcomb Court VA7-06 for Years 2018–2022

| Total Cost at Whitcomb Court VA7-06 for Years 1-5 | 2018 | 2019 | 2020 | 2021 | 2022 | Total |
|---|-----------------------|-----------------------|---------------------|-----------------------|---------------------|-----------------------|
| Major Category | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Years 1-5 |
| Site | | | | | | |
| Gas Lines | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Sanitary System | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Walkways/Steps | \$318,651.06 | \$0.00 | \$0.00 | \$292,874.40 | \$0.00 | \$611,525.46 |
| | | | | | | |
| Building Exterior | | | | | | |
| Roofs | \$271,631.78 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$271,631.78 |
| Windows | \$369,530.00 | \$1,007,944.00 | \$0.00 | \$0.00 | \$25,000.00 | \$1,402,474.00 |
| Security | \$238,368.25 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$238,368.25 |
| Walls | \$72,195.90 | \$43,413.90 | \$43,413.90 | \$608,529.90 | \$141,237.90 | \$908,791.50 |
| | | | | | | |
| Building System | | | | | | |
| Boiler | \$30,100.00 | \$0.00 | \$127,840.00 | \$0.00 | \$0.00 | \$157,940.00 |
| HVAC | \$534,050.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$534,050.00 |
| Lighting | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Domestic Water | \$0.00 | \$92,300.00 | \$0.00 | \$352,800.00 | \$33,600.00 | \$478,700.00 |
| | | | | | | |
| Common Areas | | | | | | |
| Kitchen | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Bathroom | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | |
| Unit | | | | | | |
| Kitchen | \$1,782,982.30 | \$0.00 | \$52,130.00 | \$0.00 | \$0.00 | \$1,835,112.30 |
| Bathroom | \$34,530.00 | \$840,792.00 | \$47,740.00 | \$0.00 | \$0.00 | \$923,062.00 |
| Smoke Detectors/Fire Protection | \$0.00 | \$238,123.00 | \$0.00 | \$0.00 | \$34,277.00 | \$272,400.00 |
| Major Categories Grand Total | \$3,652,039.29 | \$2,222,572.90 | \$271,123.90 | \$1,254,204.30 | \$234,114.90 | \$7,634,055.29 |

| | | | | | | |
|-------------------------|-----------------------|-----------------------|---------------------|-----------------------|---------------------|-----------------------|
| Minor Categories | \$1,115,325.66 | \$54,650.08 | \$364,314.00 | \$217,788.20 | \$242,777.12 | \$1,994,855.06 |
| Combined Total | \$4,767,364.95 | \$2,277,222.98 | \$635,437.90 | \$1,471,992.50 | \$476,892.02 | \$9,628,910.35 |

Notes: The data for the this table was gathered from Dominion Due Diligence Group's Physical Needs Assessment, which came from their Rental Assistance Demonstration Physical Condition Assessment reports that they performed on the RRHA communities. The data that was pulled from the Dominion Due Diligence Group's reports included only priority physical improvements such as gas lines, roofs, windows, boiler, HVAC, kitchens, bathrooms, etc. These priority physical improvements were then sorted into five major categories, which were site, building exterior, building system, common areas, and unit. The tables were put together on April 11, 2018.

Table 8: Total PNA Cost at Fairfield Court VA7-07 for Years 2018–2022

| Total Cost at Fairfield Court VA7-07 for Years 1-5 | 2018 | 2019 | 2020 | 2021 | 2022 | Total |
|--|-----------------------|---------------------|--------------------|---------------------|--------------------|-----------------------|
| Major Category | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Years 1-5 |
| Site | | | | | | |
| Gas Lines | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Sanitary System | \$0.00 | \$0.00 | \$0.00 | \$420,000.00 | \$0.00 | \$420,000.00 |
| Walkways/Steps | \$156,865.80 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$156,865.80 |
| | | | | | | |
| Building Exterior | | | | | | |
| Roofs | \$238,772.31 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$238,772.31 |
| Windows | \$1,104,050.00 | \$279,900.00 | \$0.00 | \$0.00 | \$0.00 | \$1,383,950.00 |
| Security | \$390,429.12 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$390,429.12 |
| Walls | \$115,240.60 | \$21,838.80 | \$21,838.80 | \$558,238.80 | \$21,838.80 | \$738,995.80 |
| | | | | | | |
| Building System | | | | | | |
| Boiler | \$736,820.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$736,820.00 |
| HVAC | \$534,050.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$534,050.00 |
| Lighting | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Domestic Water | \$471,969.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$471,969.00 |
| | | | | | | |
| Common Areas | | | | | | |
| Kitchen | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Bathroom | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | |
| Unit | | | | | | |
| Kitchen | \$1,743,668.65 | \$75,040.00 | \$0.00 | \$0.00 | \$0.00 | \$1,818,708.65 |
| Bathroom | \$947,387.00 | \$0.00 | \$0.00 | \$0.00 | \$68,700.00 | \$1,016,087.00 |
| Smoke Detectors/Fire Protection | \$101,469.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$101,469.00 |
| Major Categories Grand Total | \$6,540,721.48 | \$376,778.80 | \$21,838.80 | \$978,238.80 | \$90,538.80 | \$8,008,116.68 |

| | | | | | | |
|-------------------------|-----------------------|---------------------|--------------------|---------------------|---------------------|-----------------------|
| Minor Categories | \$1,267,860.88 | \$248,462.04 | \$0.00 | \$0.00 | \$50,038.00 | \$1,566,360.92 |
| Combined Total | \$7,808,582.36 | \$625,240.84 | \$21,838.80 | \$978,238.80 | \$140,576.80 | \$9,574,477.60 |

Notes: The data for the this table was gathered from Dominion Due Diligence Group's Physical Needs Assessment, which came from their Rental Assistance Demonstration Physical Condition Assessment reports that they performed on the RRHA communities. The data that was pulled from the Dominion Due Diligence Group's reports included only priority physical improvements such as gas lines, roofs, windows, boiler, HVAC, kitchens, bathrooms, etc. These priority physical improvements were then sorted into five major categories, which were site, building exterior, building system, common areas, and unit. The tables were put together on April 11, 2018.

Table 9: Total PNA Cost at Mosby Court VA7-08 for Years 2018–2022

| Total Cost at Mosby Court VA7-08 for Years 1-5 | 2018 | 2019 | 2020 | 2021 | 2022 | Total |
|---|-----------------------|-----------------------|---------------------|---------------------|---------------------|------------------------|
| Major Category | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Years 1-5 |
| Site | | | | | | |
| Gas Lines | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Sanitary System | \$315,000.00 | \$18,000.00 | \$0.00 | \$0.00 | \$0.00 | \$333,000.00 |
| Walkways/Steps | \$1,058,335.74 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,058,335.74 |
| | | | | | | |
| Building Exterior | | | | | | |
| Roofs | \$611,459.37 | \$0.00 | \$0.00 | \$0.00 | \$5,010.00 | \$616,469.37 |
| Windows | \$1,446,856.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,446,856.00 |
| Security | \$399,120.99 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$399,120.99 |
| Walls | \$281,109.00 | \$546,429.90 | \$112,352.10 | \$112,352.10 | \$112,352.10 | \$1,164,595.20 |
| | | | | | | |
| Building System | | | | | | |
| Boiler | \$1,339,980.50 | \$10,082.00 | \$0.00 | \$0.00 | \$0.00 | \$1,350,062.50 |
| HVAC | \$6,100.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$6,100.00 |
| Lighting | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Domestic Water | \$224,675.00 | \$9,600.00 | \$0.00 | \$0.00 | \$0.00 | \$234,275.00 |
| | | | | | | |
| Common Areas | | | | | | |
| Kitchen | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Bathroom | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | |
| Unit | | | | | | |
| Kitchen | \$1,288,220.00 | \$75,040.00 | \$0.00 | \$373,685.00 | \$73,700.00 | \$1,810,645.00 |
| Bathroom | \$143,279.00 | \$0.00 | \$0.00 | \$99,183.00 | \$0.00 | \$242,462.00 |
| Smoke Detectors/Fire Protection | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$257,418.00 | \$257,418.00 |
| Major Categories Grand Total | \$7,114,135.60 | \$659,151.90 | \$112,352.10 | \$585,220.10 | \$448,480.10 | \$8,919,339.80 |
| Minor Categories | \$868,284.13 | \$384,838.00 | \$10,082.00 | \$46,020.00 | \$46,330.08 | \$1,355,554.21 |
| Combined Total | \$7,982,419.73 | \$1,043,989.90 | \$122,434.10 | \$631,240.10 | \$494,810.18 | \$10,274,894.01 |

Notes: The data for the this table was gathered from Dominion Due Diligence Group's Physical Needs Assessment, which came from their Rental Assistance Demonstration Physical Condition Assessment reports that they performed on the RRHA communities. The data that was pulled from the Dominion Due Diligence Group's reports included only priority physical improvements such as gas lines, roofs, windows, boiler, HVAC, kitchens, bathrooms, etc. These priority physical improvements were then sorted into five major categories, which were site, building exterior, building system, common areas, and unit. The tables were put together on April 11, 2018.

Table 10: Total PNA Cost at Stonewall – Lombardy – Fox Manor VA7-18 for Years 2018–2022

| Total Cost at Stonewall-Lombardy-Fox Manor VA7-18 | 2018 | 2019 | 2020 | 2021 | 2022 | Total |
|---|-----------------------|---------------------|---------------------|---------------------|---------------------|-----------------------|
| Major Category | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Years 1-5 |
| Site | | | | | | |
| Gas Lines | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Sanitary System | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Walkways/Steps | \$0.00 | \$0.00 | \$0.00 | \$36,445.50 | \$0.00 | \$36,445.50 |
| | | | | | | |
| Building Exterior | | | | | | |
| Roofs | \$53,303.01 | \$0.00 | \$0.00 | \$138,343.02 | \$0.00 | \$191,646.03 |
| Windows | \$102,240.00 | \$0.00 | \$0.00 | \$0.00 | \$74,880.00 | \$177,120.00 |
| Security | \$195,964.98 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$195,964.98 |
| Walls | \$7,452.80 | \$7,452.80 | \$157,460.30 | \$15,552.80 | \$143,060.30 | \$330,979.00 |
| | | | | | | |
| Building System | | | | | | |
| Boiler | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| HVAC | \$17,400.00 | \$0.00 | \$0.00 | \$139,708.28 | \$0.00 | \$157,108.28 |
| Lighting | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Domestic Water | \$900.00 | \$0.00 | \$10,989.00 | \$88,750.00 | \$9,100.00 | \$109,739.00 |
| | | | | | | |
| Common Areas | | | | | | |
| Kitchen | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Bathroom | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | |
| Unit | | | | | | |
| Kitchen | \$591,500.00 | \$23,450.00 | \$0.00 | \$82,254.55 | \$0.00 | \$697,204.55 |
| Bathroom | \$40,315.00 | \$76,250.00 | \$15.00 | \$68,082.00 | \$262,021.00 | \$446,683.00 |
| Smoke Detectors/Fire Protection | \$0.00 | \$12,911.80 | \$10,896.00 | \$0.00 | \$88,530.00 | \$112,337.80 |
| Major Categories Grand Total | \$1,009,075.79 | \$120,064.60 | \$179,360.30 | \$569,136.15 | \$577,591.30 | \$2,455,228.14 |

| | | | | | | |
|-------------------------|-----------------------|---------------------|---------------------|---------------------|---------------------|-----------------------|
| Minor Categories | \$297,357.38 | \$37,400.00 | \$50,588.36 | \$275,998.75 | \$97,105.20 | \$758,449.69 |
| Combined Total | \$1,306,433.17 | \$157,464.60 | \$229,948.66 | \$845,134.90 | \$674,696.50 | \$3,213,677.83 |

Notes: The data for the this table was gathered from Dominion Due Diligence Group's Physical Needs Assessment, which came from their Rental Assistance Demonstration Physical Condition Assessment reports that they performed on the RRHA communities. The data that was pulled from the Dominion Due Diligence Group's reports included only priority physical improvements such as gas lines, roofs, windows, boiler, HVAC, kitchens, bathrooms, etc. These priority physical improvements were then sorted into five major categories, which were site, building exterior, building system, common areas, and unit. The tables were put together on April 11, 2018.

Table 11: Total PNA Cost at Fulton - Fourth Ave - Fay Towers – Old Brook Circle for Years 2018–2022

| Total Cost at Fulton-Fourth Ave-Fay-Old Brook for Years 1-5 | 2018 | 2019 | 2020 | 2021 | 2022 | Total |
|---|-----------------------|---------------------|-----------------------|---------------------|---------------------|-----------------------|
| Major Category | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Years 1-5 |
| Site | | | | | | |
| Gas Lines | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Sanitary System | \$0.00 | \$0.00 | \$30,000.00 | \$0.00 | \$0.00 | \$30,000.00 |
| Walkways/Steps | \$0.00 | \$29,211.00 | \$36,309.00 | \$0.00 | \$0.00 | \$65,520.00 |
| | | | | | | |
| Building Exterior | | | | | | |
| Roofs | \$78,950.70 | \$0.00 | \$5,516.88 | \$54,437.85 | \$0.00 | \$138,905.43 |
| Windows | \$0.00 | \$0.00 | \$934,293.60 | \$0.00 | \$222,080.00 | \$1,156,373.60 |
| Security | \$185,823.78 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$185,823.78 |
| Walls | \$29,294.30 | \$29,294.30 | \$376,894.00 | \$185,294.30 | \$29,294.30 | \$650,071.20 |
| | | | | | | |
| Building System | | | | | | |
| Boiler | \$0.00 | \$15,052.00 | \$297,000.00 | \$0.00 | \$0.00 | \$312,052.00 |
| HVAC | \$6,225.00 | \$157,395.00 | \$308,159.00 | \$0.00 | \$0.00 | \$471,779.00 |
| Lighting | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Domestic Water | \$70,000.00 | \$0.00 | \$58,110.00 | \$0.00 | \$0.00 | \$128,110.00 |
| | | | | | | |
| Common Areas | | | | | | |
| Kitchen | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Bathroom | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | |
| Unit | | | | | | |
| Kitchen | \$1,067,500.00 | \$71,020.00 | \$204,996.95 | \$215,588.00 | \$0.00 | \$1,559,104.95 |
| Bathroom | \$56,301.00 | \$1,240.00 | \$182,705.00 | \$0.00 | \$0.00 | \$240,246.00 |
| Smoke Detectors/Fire Protection | \$0.00 | \$0.00 | \$0.00 | \$6,810.00 | \$113,727.00 | \$120,537.00 |
| Major Categories Grand Total | \$1,494,094.78 | \$303,212.30 | \$2,433,984.43 | \$462,130.15 | \$365,101.30 | \$5,058,522.96 |
| Minor Categories | \$364,143.02 | \$18,375.20 | \$518,845.65 | \$56,160.80 | \$2,300.00 | \$959,824.67 |
| Combined Total | \$1,858,237.80 | \$321,587.50 | \$2,952,830.08 | \$518,290.95 | \$367,401.30 | \$6,018,347.63 |

Notes: The data for the this table was gathered from Dominion Due Diligence Group's Physical Needs Assessment, which came from their Rental Assistance Demonstration Physical Condition Assessment reports that they performed on the RRHA communities. The data that was pulled from the Dominion Due Diligence Group's reports included only priority physical improvements such as gas lines, roofs, windows, boiler, HVAC, kitchens, bathrooms, etc. These priority physical improvements were then sorted into five major categories, which were site, building exterior, building system, common areas, and unit. The tables were put together on April 11, 2018.

Table 12: Total PNA Cost at Dove Street Phase I Years 2018–2022

| Total Cost at Dove Street Phase I for Years 1-5 | 2018 | 2019 | 2020 | 2021 | 2022 | Total |
|--|--------------------|--------------------|--------------------|-------------------|-------------------|---------------------|
| Major Category | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Years 1-5 |
| Site | | | | | | |
| Gas Lines | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Sanitary System | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Walkways/Steps | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | |
| Building Exterior | | | | | | |
| Roofs | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Windows | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Security | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Walls | \$42,461.48 | \$36,000.00 | \$0.00 | \$0.00 | \$256.52 | \$78,718.00 |
| | | | | | | |
| Building System | | | | | | |
| Boiler | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| HVAC | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Lighting | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Domestic Water | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | |
| Common Areas | | | | | | |
| Kitchen | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Bathroom | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | |
| Unit | | | | | | |
| Kitchen | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Bathroom | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Smoke Detectors/Fire Protection | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Major Categories Grand Total | \$42,461.48 | \$36,000.00 | \$0.00 | \$0.00 | \$256.52 | \$78,718.00 |
| Minor Categories | \$2,546.21 | \$0.00 | \$17,400.00 | \$6,810.00 | \$5,908.04 | \$32,664.25 |
| Combined Total | \$45,007.69 | \$36,000.00 | \$17,400.00 | \$6,810.00 | \$6,164.56 | \$111,382.25 |

Notes: The data for the this table was gathered from Dominion Due Diligence Group's Physical Needs Assessment, which came from their Rental Assistance Demonstration Physical Condition Assessment reports that they performed on the RRHA communities. The data that was pulled from the Dominion Due Diligence Group's reports included only priority physical improvements such as gas lines, roofs, windows, boiler, HVAC, kitchens, bathrooms, etc. These priority physical improvements were then sorted into five major categories, which were site, building exterior, building system, common areas, and unit. The tables were put together on April 11, 2018.

Table 13: Total PNA Cost Dove Street Phase II for Years 2018–2022

| Total Cost at Dove Street Phase II for Years 1-5 | 2018 | 2019 | 2020 | 2021 | 2022 | Total |
|--|--------------------|--------------------|-------------------|-------------------|--------------------|--------------------|
| Major Category | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Years 1-5 |
| Site | | | | | | |
| Gas Lines | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Sanitary System | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Walkways/Steps | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | |
| Building Exterior | | | | | | |
| Roofs | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Windows | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Security | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Walls | \$11,390.76 | \$0.00 | \$4,500.00 | \$0.00 | \$0.00 | \$15,890.76 |
| | | | | | | |
| Building System | | | | | | |
| Boiler | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| HVAC | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Lighting | \$0.00 | \$0.00 | \$0.00 | \$9,600.00 | \$0.00 | \$9,600.00 |
| Domestic Water | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | |
| Common Areas | | | | | | |
| Kitchen | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Bathroom | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | |
| Unit | | | | | | |
| Kitchen | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Bathroom | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Smoke Detectors/Fire Protection | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$17,025.00 | \$17,025.00 |
| Major Categories Grand Total | \$11,390.76 | \$0.00 | \$4,500.00 | \$9,600.00 | \$17,025.00 | \$42,515.76 |
| Minor Categories | \$679.02 | \$36,000.00 | \$0.00 | \$0.00 | (\$17,025.00) | \$19,654.02 |
| Combined Total | \$12,069.78 | \$36,000.00 | \$4,500.00 | \$9,600.00 | \$0.00 | \$62,169.78 |

Notes: The data for the this table was gathered from Dominion Due Diligence Group's Physical Needs Assessment, which came from their Rental Assistance Demonstration Physical Condition Assessment reports that they performed on the RRHA communities. The data that was pulled from the Dominion Due Diligence Group's reports included only priority physical improvements such as gas lines, roofs, windows, boiler, HVAC, kitchens, bathrooms, etc. These priority physical improvements were then sorted into five major categories, which were site, building exterior, building system, common areas, and unit. The tables were put together on April 11, 2018.

Table 14: Total PNA Cost at Townes River for Years 2018–2022

| Total Cost at Townes at River South for Years 1-5 | 2018 | 2019 | 2020 | 2021 | 2022 | Total |
|--|---------------------|---------------------|---------------|--------------------|---------------------|---------------------|
| Major Category | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Years 1-5 |
| Site | | | | | | |
| Gas Lines | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Sanitary System | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Walkways/Steps | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | |
| Building Exterior | | | | | | |
| Roofs | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Windows | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Security | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Walls | \$0.00 | \$0.00 | \$0.00 | \$90,000.00 | \$0.00 | \$90,000.00 |
| | | | | | | |
| Building System | | | | | | |
| Boiler | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| HVAC | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Lighting | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Domestic Water | \$11,875.00 | \$11,875.00 | \$0.00 | \$0.00 | \$0.00 | \$23,750.00 |
| | | | | | | |
| Common Areas | | | | | | |
| Kitchen | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Bathroom | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | |
| Unit | | | | | | |
| Kitchen | \$80,337.50 | \$0.00 | \$0.00 | \$6,487.50 | \$187,725.00 | \$274,550.00 |
| Bathroom | \$0.00 | \$82,877.90 | \$0.00 | \$0.00 | \$65,601.00 | \$148,478.90 |
| Smoke Detectors/Fire Protection | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Major Categories Grand Total | \$92,212.50 | \$94,752.90 | \$0.00 | \$96,487.50 | \$253,326.00 | \$536,778.90 |
| Minor Categories | \$48,300.00 | \$60,900.00 | \$0.00 | \$0.00 | \$17,025.00 | \$126,225.00 |
| Combined Total | \$140,512.50 | \$155,652.90 | \$0.00 | \$96,487.50 | \$270,351.00 | \$663,003.90 |

Notes: The data for the this table was gathered from Dominion Due Diligence Group's Physical Needs Assessment, which came from their Rental Assistance Demonstration Physical Condition Assessment reports that they performed on the RRHA communities. The data that was pulled from the Dominion Due Diligence Group's reports included only priority physical improvements such as gas lines, roofs, windows, boiler, HVAC, kitchens, bathrooms, etc. These priority physical improvements were then sorted into five major categories, which were site, building exterior, building system, common areas, and unit. The tables were put together on April 11, 2018.

V. Timing of Funding Requirements

Overview

This Section of the report will outline the timing of PNA funding for each Community in **Table 15** RRHA Capital Improvements by Community. A second schedule, **Table 16**, outlines the timing of the PNA major category improvements and then breaks them down to each Community. The breakdown of major components was aligned with the five major categories of health, safety, code compliance and quality-of-life.

Findings

Over the next five years by community the work is focused on major improvements. These major improvements in a few instances, occur in one specific year, in many instances they are spread over a five-year timeframe. Major replacement such as roofs and boilers are accomplished in a single year. You can see how the major components are spread across a variety of communities. The timing of the individual projects and the priority of the project in the community will have to be coordinated to effectively allocate future funding dollars.

The PNA for the year 2018 is a large number and is five times the number any year for the next four years. The year 2018 amounts to \$32,562,569.57. This amount was necessary to address the immediate concerns for replacement and reconditioning of many major components of the big six communities. The funds over the next five years have been spread to accomplish a variety of improvements. Those improvements spread across the six major communities as well as well as the remaining communities. The majority of the funds are indicated for the big six communities. The amounts indicated for each community has been indicated in **Section III. "Financial Analysis"**. The timing and sequencing of the improvements are demonstrated by this chapter.

All communities are included in this Sections calculations because they were included in the PNA Calculations. These "needs" will still be required to be addressed even after the RAD conversion occurs.

**Table 15: RRHA Capital Improvements by Community
Schedule Years 2018-2022**
Community by Major Category

RICHMOND REDEVELOPMENT & HOUSING AUTHORITY CAPITAL FUNDING GRANT MANAGEMENT ALLOCATION STUDY

| Task Name | | Start Date | End Date | Budget | 2017 | | | | 2018 | | | | 2019 | | | | 2020 | | | | 2021 | | | | 2022 | | | | 2023 | | | |
|-----------|------------------------------|------------|----------|-----------------|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|
| | | | | | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 |
| 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | Communities | 01/01/18 | 01/01/23 | Budget | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | Overall Total Budget (5 yrs) | 01/01/18 | 12/31/22 | \$57,636,423.39 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | Gilpin Court VA7-01 | 01/01/18 | 12/31/22 | \$7,764,928.04 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | Minor Categories | 01/01/18 | 12/31/22 | \$2,175,080.23 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | Site | 01/31/18 | 12/31/22 | \$362,506.40 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8 | Gas Lines | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9 | Sanitary System | 01/01/22 | 12/31/22 | \$165,000.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 | Walkways/Steps | 01/01/20 | 12/31/21 | \$197,506.40 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11 | Walkways/Steps 2020 | 01/01/20 | 12/30/20 | \$9,136.40 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12 | Walkways/Steps 2021 | 01/01/21 | 12/31/21 | \$188,370.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13 | Building Exterior | 01/01/18 | 12/31/21 | \$1,230,236.05 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 14 | Roofs | 01/01/18 | 12/31/21 | \$812,205.88 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 15 | Roofs 2018 | 01/01/18 | 12/31/18 | \$82,800.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 16 | Roofs 2021 | 01/01/21 | 12/31/21 | \$729,405.88 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 17 | Windows | 01/01/19 | 12/31/19 | \$7,307.02 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 18 | Security | 01/01/18 | 12/31/18 | \$266,801.15 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 19 | Walls | 01/01/21 | 12/31/21 | \$143,922.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 20 | Building System | 01/01/18 | 12/31/21 | \$738,698.80 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 21 | Boiler | 01/01/18 | 12/31/18 | \$460,970.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 22 | HVAC | 01/01/18 | 12/31/21 | \$130,493.80 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 23 | HVAC 2018 | 01/01/18 | 12/31/18 | \$64,820.80 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 24 | HVAC 2019 | 01/01/19 | 12/31/19 | \$25,173.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 25 | HVAC 2020 | 01/01/20 | 12/31/20 | \$16,200.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 26 | HVAC 2021 | 01/01/21 | 12/31/21 | \$24,300.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 27 | Lighting | 01/01/19 | 01/01/19 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 28 | Domestic Water | 01/01/18 | 12/31/21 | \$147,235.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 29 | Domestic Water 2018 | 01/01/18 | 12/31/18 | \$125,435.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 30 | Domestic Water 2019 | 01/01/19 | 12/31/19 | \$10,800.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 31 | Domestic Water 2020 | 01/01/20 | 12/31/20 | \$8,400.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 32 | Domestic Water 2021 | 01/01/21 | 12/31/21 | \$2,600.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 33 | Common Areas | 01/01/18 | 12/31/21 | \$5,936.56 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 34 | Bathroom | 01/01/19 | 01/01/19 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 35 | Kitchen | 01/01/18 | 12/31/21 | \$5,936.56 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 36 | Kitchen 2018 | 01/01/18 | 01/01/19 | \$3,403.28 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 37 | Kitchen 2021 | 01/01/21 | 12/31/21 | \$2,533.28 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 38 | Unit | 01/01/18 | 12/31/22 | \$3,252,470.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 39 | Kitchen | 01/01/18 | 12/31/21 | \$3,195,500.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 40 | Kitchen 2018 | 01/01/18 | 12/31/18 | \$261,000.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

RICHMOND REDEVELOPMENT & HOUSING AUTHORITY CAPITAL FUNDING GRANT MANAGEMENT ALLOCATION STUDY

| Task Name | Start Date | End Date | Budget | 2017 | | | | 2018 | | | | 2019 | | | | 2020 | | | | 2021 | | | | 2022 | | | | 2023 | | | |
|--------------------------------------|------------|----------|----------------|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|
| | | | | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 |
| 41 Kitchen 2019 | 01/01/19 | 12/31/19 | \$201,000.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 42 Kitchen 2021 | 01/01/21 | 12/31/21 | \$2,733,500.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 43 Bathroom | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 44 Fire Alarms/Smoke Protection | 01/01/20 | 12/31/22 | \$56,970.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 45 Fire Alarms/Smoke Protection 2020 | 01/01/20 | 12/31/20 | \$27,370.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 46 Fire Alarms/Smoke Protection 2022 | 01/01/22 | 12/31/22 | \$29,600.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 47 Hillside Ct/Afton/Stovall VA7-04 | 01/01/18 | 12/31/22 | \$7,252,761.39 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 48 Minor Categories | | | \$476,971.39 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 49 Site | 01/31/18 | 12/31/22 | \$245,427.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 50 Gas Lines | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 51 Sanitary System | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 52 Walkways/Steps | 01/01/20 | 12/31/22 | \$245,427.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 53 Walkways/Steps 2020 | 01/01/20 | 12/30/20 | \$139,639.50 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 54 Walkways/Steps 2022 | 01/01/22 | 12/31/22 | \$105,787.50 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 55 Building Exterior | 01/01/18 | 12/31/22 | \$4,015,893.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 56 Roofs | 09/23/19 | 09/23/19 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 57 Windows | 01/01/18 | 12/31/22 | \$978,164.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 58 Windows 2018 | 01/01/18 | 12/31/18 | \$267,096.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 59 Windows 2019 | 01/01/19 | 12/31/19 | \$488.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 60 Windows 2021 | 01/01/21 | 12/31/21 | \$685,580.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 61 Windows 2022 | 01/01/22 | 12/31/22 | \$25,000.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 62 Security | 01/01/18 | 12/31/18 | \$296,734.70 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 63 Walls | 01/01/18 | 12/31/22 | \$2,740,994.30 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 64 Walls 2018 | 01/01/18 | 12/31/18 | \$2,596,701.50 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 65 Walls 2019 | 01/01/19 | 12/31/19 | \$36,073.20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 66 Walls 2020 | 01/01/21 | 12/31/21 | \$36,073.20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 67 Walls 2021 | 01/01/22 | 12/31/22 | \$36,073.20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 68 Walls 2022 | 01/01/22 | 12/31/22 | \$36,073.20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 69 Building System | 01/01/18 | 12/30/20 | \$739,440.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 70 Boiler | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 71 HVAC | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 72 Lighting | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 73 Domestic Water | 01/01/18 | 12/30/20 | \$739,440.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 74 Domestic Water 2018 | 01/01/18 | 12/31/18 | \$670,995.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 75 Domestic Water 2020 | 01/01/20 | 12/30/20 | \$68,445.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 76 Common Areas | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 77 Bathroom | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 78 Kitchen | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 79 Unit | 01/01/18 | 12/30/20 | \$1,775,030.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 80 Kitchen | 01/31/18 | 01/31/18 | \$800,171.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 81 Bathroom | 01/01/18 | 12/30/20 | \$953,294.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 82 Bathroom 2018 | 01/01/18 | 12/31/18 | \$947,387.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 83 Bathroom 2022 | 01/01/20 | 12/30/20 | \$5,907.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

RICHMOND REDEVELOPMENT & HOUSING AUTHORITY CAPITAL FUNDING GRANT MANAGEMENT ALLOCATION STUDY

| Task Name | | 2017 | | | | 2018 | | | | 2019 | | | | 2020 | | | | 2021 | | | | 2022 | | | | 2023 | | | |
|-----------|------------------------------|----------|----------|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|
| | | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 |
| 84 | Fire Alarms/Smoke Protection | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 85 | Creighton Court VA7-05 | 01/01/18 | 12/31/18 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 86 | Minor Categories | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 87 | Site | 01/31/18 | 12/31/22 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 88 | Gas Lines | 01/31/18 | 01/31/18 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 89 | Sanitary System | 01/01/20 | 12/31/22 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 90 | Sanitary System 2020 | 01/01/20 | 12/30/20 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 91 | Sanitary System 2021 | 01/01/21 | 12/31/21 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 92 | Sanitary System 2022 | 01/01/22 | 12/31/22 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 93 | Building Exterior | 01/01/18 | 12/31/22 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 94 | Roofs | 01/31/18 | 01/31/18 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 95 | Windows | 01/01/22 | 12/31/22 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 96 | Security | 01/01/18 | 12/31/18 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 97 | Walls | 01/01/18 | 12/31/22 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 98 | Walls 2018 | 01/01/18 | 12/31/18 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 99 | Walls 2019 | 01/01/19 | 12/31/19 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 100 | Walls 2020 | 01/01/20 | 12/30/20 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 101 | Walls 2021 | 01/01/21 | 12/31/21 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 102 | Walls 2022 | 01/01/22 | 12/31/22 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 103 | Building System | 01/31/18 | 12/31/22 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 104 | Boiler | 01/31/18 | 01/31/18 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 105 | HVAC | 01/01/22 | 12/31/22 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 106 | Lighting | 01/31/18 | 01/31/18 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 107 | Domestic Water | 01/31/18 | 01/31/18 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 108 | Common Areas | 01/31/18 | 01/31/18 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 109 | Bathroom | 01/31/18 | 01/31/18 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 110 | Kitchen | 01/31/18 | 01/31/18 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 111 | Unit | 01/31/18 | 01/31/18 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 112 | Kitchen | 01/31/18 | 01/31/18 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 113 | Bathroom | 01/31/18 | 01/31/18 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 114 | Fire Alarms/Smoke Protection | 01/31/18 | 01/31/18 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 115 | Whitcomb Court VA7-06 | 01/01/18 | 01/01/23 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 116 | Minor Categories | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 117 | Site | 01/01/18 | 12/31/21 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 118 | Gas Lines | 01/31/18 | 01/31/18 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 119 | Sanitary System | 01/31/18 | 01/31/18 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 120 | Walkways/Steps | 01/01/18 | 12/31/21 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 121 | Walkways/Steps 2018 | 01/01/18 | 12/31/18 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 122 | Walkways/Steps 2021 | 01/01/21 | 12/31/21 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 123 | Building Exterior | 01/01/18 | 12/31/22 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 124 | Roofs | 01/01/18 | 12/31/18 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 125 | Windows | 01/01/18 | 12/31/22 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 126 | Windows 2018 | 01/01/18 | 12/31/18 | | | | | | | | | | | | | | | | | | | | | | | | | | |

RICHMOND REDEVELOPMENT & HOUSING AUTHORITY CAPITAL FUNDING GRANT MANAGEMENT ALLOCATION STUDY

| Task Name | Start Date | End Date | Budget | 2017 | | | | 2018 | | | | 2019 | | | | 2020 | | | | 2021 | | | | 2022 | | | | 2023 | | | |
|---------------------------------------|------------|----------|----------------|------|----|----|----|------|----|----|----|------|----|----|----|------|--------------|----|----|------|----|----|----|------|----|----|----|------|----|----|----|
| | | | | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 |
| 127 Windows 2019 | 01/01/19 | 12/31/19 | \$1,007,944.00 | | | | | | | | | | | | | | Windows 2019 | | | | | | | | | | | | | | |
| 128 Windows 2022 | 01/01/22 | 12/31/22 | \$25,000.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 129 Security | 01/01/18 | 12/31/18 | \$238,368.25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 130 Walls | 01/01/18 | 12/31/22 | \$908,791.50 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 131 Walls 2018 | 01/01/18 | 12/31/18 | \$72,195.90 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 132 Walls 2019 | 01/01/19 | 12/31/19 | \$43,413.90 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 133 Walls 2020 | 01/01/20 | 12/30/20 | \$43,413.90 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 134 Walls 2021 | 01/01/21 | 12/31/21 | \$608,529.90 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 135 Walls 2022 | 01/01/22 | 12/31/22 | \$141,237.90 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 136 Building System | 01/01/18 | 01/01/23 | \$1,170,690.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 137 Boiler | 01/01/18 | 12/30/20 | \$157,940.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 138 Boiler 2018 | 01/01/18 | 12/31/18 | \$30,100.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 139 Boiler 2020 | 01/01/20 | 12/30/20 | \$127,840.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 140 HVAC | 09/23/19 | 09/23/19 | \$534,050.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 141 Lighting | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 142 Domestic Water | 01/01/18 | 01/01/23 | \$478,700.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 143 Domestic Water 2018 | 01/01/18 | 12/31/18 | \$92,300.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 144 Domestic Water 2019 | 01/01/19 | 12/31/19 | \$352,800.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 145 Domestic Water 2022 | 01/01/22 | 01/01/23 | \$33,600.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 146 Common Areas | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 147 Bathroom | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 148 Kitchen | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 149 Unit | 01/01/18 | 12/31/22 | \$3,030,574.30 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 150 Kitchen | 01/01/18 | 12/31/19 | \$1,835,112.30 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 151 Kitchen 2018 | 01/01/18 | 12/31/18 | \$1,782,982.30 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 152 Kitchen 2019 | 01/01/19 | 12/31/19 | \$52,130.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 153 Bathroom | 01/01/18 | 12/30/20 | \$923,062.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 154 Bathroom 2018 | 01/01/18 | 12/31/18 | \$34,530.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 155 Bathroom 2019 | 01/01/19 | 12/31/19 | \$840,792.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 156 Bathroom 2020 | 01/01/20 | 12/30/20 | \$47,740.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 157 Fire Alarms/Smoke Protection | 01/01/19 | 12/31/22 | \$272,400.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 158 Fire Alarms/Smoke Protection 2019 | 01/01/19 | 01/01/20 | \$238,123.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 159 Fire Alarms/Smoke Protection 2022 | 01/01/22 | 12/31/22 | \$34,277.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 160 Fairfield Court VA7-07 | 01/01/18 | 12/31/22 | \$9,574,477.60 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 161 Minor Categories | | | \$1,566,360.92 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 162 Site | 01/01/18 | 12/31/21 | \$576,865.80 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 163 Gas Lines | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 164 Sanitary System | 01/01/21 | 12/31/21 | \$420,000.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 165 Walkways/Steps | 01/01/18 | 12/31/18 | \$156,865.80 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 166 Building Exterior | 01/01/18 | 12/31/22 | \$2,752,147.23 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 167 Roofs | 01/01/18 | 12/31/18 | \$238,772.31 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 168 Windows | 01/01/18 | 12/31/19 | \$1,383,950.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 169 Windows 2018 | 01/01/18 | 12/31/18 | \$1,104,050.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

RICHMOND REDEVELOPMENT & HOUSING AUTHORITY CAPITAL FUNDING GRANT MANAGEMENT ALLOCATION STUDY

[illegible]

RICHMOND REDEVELOPMENT & HOUSING AUTHORITY CAPITAL FUNDING GRANT MANAGEMENT ALLOCATION STUDY

| Task Name | Start Date | End Date | Budget | 2017 | | | | 2018 | | | | 2019 | | | | 2020 | | | | 2021 | | | | 2022 | | | | 2023 | | | |
|----------------------------------|-----------------|-----------------|-----------------------|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|
| | | | | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 |
| 213 Walls 2022 | 01/01/22 | 12/31/22 | \$112,352.10 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Building System | 01/01/18 | 12/31/19 | \$1,590,437.50 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 214 Boiler | 01/01/18 | 12/31/19 | \$1,350,062.50 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 215 Boiler 2018 | 01/01/18 | 12/31/18 | \$1,339,980.50 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 216 Boiler 2019 | 01/01/19 | 12/31/19 | \$10,082.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 217 HVAC | 01/01/18 | 12/31/18 | \$6,100.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 218 Lighting | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 219 Domestic Water | 01/01/18 | 12/31/19 | \$234,275.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 220 Domestic Water 2018 | 01/01/18 | 12/31/18 | \$224,675.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 221 Domestic Water 2019 | 01/01/19 | 12/31/19 | \$9,600.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Common Areas | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 222 Kitchen | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 223 Bathroom | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Unit | 01/01/18 | 12/31/22 | \$2,310,525.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 224 Kitchen | 01/01/18 | 12/31/22 | \$1,810,645.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 225 Kitchen 2018 | 01/01/18 | 12/31/18 | \$1,288,220.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 226 Kitchen 2019 | 01/01/19 | 12/31/19 | \$75,040.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 227 Kitchen 2021 | 01/01/21 | 12/31/21 | \$373,685.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 228 Kitchen 2022 | 01/01/22 | 12/31/22 | \$73,700.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 229 Bathroom | 01/01/18 | 12/31/22 | \$242,462.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 230 Bathroom 2018 | 01/01/18 | 12/31/18 | \$143,279.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 231 Bathroom 2022 | 01/01/22 | 12/31/22 | \$99,183.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 232 Fire Alarms/Smoke Protection | 01/01/22 | 12/31/22 | \$257,418.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 233 Small/Used House VA7-16 | 01/01/18 | 12/31/22 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Minor Categories | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Site | 01/01/18 | 12/31/21 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 234 Gas Lines | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 235 Sanitary System | 01/01/21 | 12/31/21 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 236 Walkways/Steps | 01/01/18 | 12/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Building Exterior | 01/01/18 | 12/31/22 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 237 Roofs | 01/01/18 | 12/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 238 Windows | 01/01/18 | 12/31/19 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 239 Windows 2018 | 01/01/18 | 12/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 240 Windows 2019 | 01/01/19 | 12/31/19 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 241 Security | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 242 Walls | 01/01/18 | 12/31/22 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 243 Walls 2018 | 01/01/18 | 12/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 244 Walls 2019 | 01/01/19 | 12/31/19 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 245 Walls 2020 | 01/01/20 | 12/31/20 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 246 Walls 2021 | 01/01/21 | 12/31/21 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 247 Walls 2022 | 01/01/22 | 12/31/22 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Building System | 01/01/18 | 12/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 248 Boiler | 01/01/18 | 12/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

RICHMOND REDEVELOPMENT & HOUSING AUTHORITY CAPITAL FUNDING GRANT MANAGEMENT ALLOCATION STUDY

| Task Name | Start Date | End Date | Budget | 2017 | | | | 2018 | | | | 2019 | | | | 2020 | | | | 2021 | | | | 2022 | | | | 2023 | | | |
|--|------------|----------|----------------|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|
| | | | | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 |
| 256 HVAC | 01/01/18 | 12/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 257 Lighting | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 258 Domestic Water | 01/01/18 | 12/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 259 Common Areas | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 260 Kitchen | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 261 Bathroom | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 262 Unit | 01/01/18 | 12/31/22 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 263 Kitchen | 01/01/18 | 12/31/19 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 264 Kitchen 2018 | 01/01/18 | 12/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 265 Kitchen 2019 | 01/01/19 | 12/31/19 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 266 Bathroom | 01/01/18 | 12/31/22 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 267 Bathroom 2018 | 01/01/18 | 12/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 268 Bathroom 2022 | 01/01/22 | 12/31/22 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 269 Stonewall/Lambardy/Fox Manor VA7- 18 | 01/01/18 | 12/31/22 | \$3,213,477.83 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 270 Minor Categories | | | \$758,249.69 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 271 Site | 01/31/18 | 12/31/21 | \$36,445.50 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 272 Gas Lines | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 273 Sanitary System | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 274 Walkways/Steps | 01/01/21 | 12/31/21 | \$36,445.50 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 275 Building Exterior | 01/01/18 | 12/31/22 | \$895,710.01 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 276 Roofs | 01/01/18 | 12/31/21 | \$191,646.03 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 277 Roofs 2018 | 01/01/18 | 12/31/18 | \$53,303.01 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 278 Roofs 2021 | 01/01/21 | 12/31/21 | \$138,343.02 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 279 Windows | 01/01/18 | 12/31/22 | \$177,120.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 280 Windows 2018 | 01/01/18 | 12/31/18 | \$102,240.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 281 Windows 2022 | 01/01/22 | 12/31/22 | \$74,880.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 282 Security | 01/01/18 | 12/31/18 | \$195,964.98 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 283 Walls | 01/01/18 | 12/31/22 | \$330,979.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 284 Walls 2018 | 01/01/18 | 12/31/18 | \$7,452.80 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 285 Walls 2019 | 01/01/19 | 12/31/19 | \$7,452.80 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 286 Walls 2020 | 01/01/20 | 12/30/20 | \$157,460.30 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 287 Walls 2021 | 01/01/21 | 12/31/21 | \$15,552.80 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 288 Walls 2022 | 01/01/22 | 12/31/22 | \$143,060.30 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 289 Building System | 01/01/18 | 12/31/22 | \$266,847.28 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 290 Boiler | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 291 HVAC | 01/01/18 | 12/31/19 | \$157,108.28 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 292 HVAC 2018 | 01/01/18 | 12/31/18 | \$17,400.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 293 HVAC 2021 | 01/01/19 | 12/31/19 | \$139,708.28 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 294 Lighting | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 295 Domestic Water | 01/01/18 | 12/31/22 | \$109,739.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 296 Domestic Water 2018 | 01/01/18 | 12/31/18 | \$900.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 297 Domestic Water 2020 | 01/01/20 | 12/30/20 | \$10,989.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 298 Domestic Water 2021 | 01/01/21 | 12/31/21 | \$88,750.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

RICHMOND REDEVELOPMENT & HOUSING AUTHORITY CAPITAL FUNDING GRANT MANAGEMENT ALLOCATION STUDY

| Task Name | Start Date | End Date | Budget | 2017 | | | 2018 | | | 2019 | | | 2020 | | | 2021 | | | 2022 | | | 2023 | | | |
|--|------------|----------|----------------|------|----|----|------|----|----|------|----|----|------|----|----|------|----|----|------|----|----|------|----|----|----|
| | | | | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 |
| Domestic Water 2022 | 01/01/22 | 12/31/22 | \$9,100.00 | | | | | | | | | | | | | | | | | | | | | | |
| Common Areas | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | |
| Kitchen | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | |
| Bathroom | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | |
| Unit | 01/01/18 | 12/31/22 | \$1,256,225.35 | | | | | | | | | | | | | | | | | | | | | | |
| Kitchen | 01/01/18 | 12/31/21 | \$697,204.55 | | | | | | | | | | | | | | | | | | | | | | |
| Kitchen 2018 | 01/01/18 | 12/31/18 | \$591,500.00 | | | | | | | | | | | | | | | | | | | | | | |
| Kitchen 2019 | 01/01/19 | 12/31/19 | \$23,450.00 | | | | | | | | | | | | | | | | | | | | | | |
| Kitchen 2021 | 01/01/21 | 12/31/21 | \$82,254.55 | | | | | | | | | | | | | | | | | | | | | | |
| Bathroom | 01/01/18 | 12/31/22 | \$446,683.00 | | | | | | | | | | | | | | | | | | | | | | |
| Bathroom 2018 | 01/01/18 | 12/31/18 | \$40,315.00 | | | | | | | | | | | | | | | | | | | | | | |
| Bathroom 2019 | 01/01/19 | 12/31/19 | \$76,250.00 | | | | | | | | | | | | | | | | | | | | | | |
| Bathroom 2020 | 01/01/20 | 12/30/20 | \$15.00 | | | | | | | | | | | | | | | | | | | | | | |
| Bathroom 2021 | 01/01/21 | 12/31/21 | \$68,082.00 | | | | | | | | | | | | | | | | | | | | | | |
| Bathroom 2022 | 01/01/22 | 12/31/22 | \$262,021.00 | | | | | | | | | | | | | | | | | | | | | | |
| Fire Alarms/Smoke Protection 2019 | 01/01/19 | 12/31/22 | \$112,337.80 | | | | | | | | | | | | | | | | | | | | | | |
| Fire Alarms/Smoke Protection 2019 | 01/01/19 | 12/31/19 | \$12,911.80 | | | | | | | | | | | | | | | | | | | | | | |
| Fire Alarms/Smoke Protection 2020 | 01/01/20 | 12/30/20 | \$10,896.00 | | | | | | | | | | | | | | | | | | | | | | |
| Fire Alarms/Smoke Protection 2022 | 01/01/22 | 12/31/22 | \$88,530.00 | | | | | | | | | | | | | | | | | | | | | | |
| Fulton/Fourth Ave/Fay Towers/Old Brook | 01/01/18 | 12/31/22 | \$6,018,347.63 | | | | | | | | | | | | | | | | | | | | | | |
| Minor Categories | | | \$959,824.67 | | | | | | | | | | | | | | | | | | | | | | |
| Site | 01/31/18 | 12/31/21 | \$95,520.00 | | | | | | | | | | | | | | | | | | | | | | |
| Gas Lines | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | |
| Sanitary System | 01/01/20 | 12/30/20 | \$30,000.00 | | | | | | | | | | | | | | | | | | | | | | |
| Walkways/Steps | 01/01/19 | 12/31/21 | \$65,520.00 | | | | | | | | | | | | | | | | | | | | | | |
| Walkways/Steps 2019 | 01/01/19 | 12/31/19 | \$29,211.00 | | | | | | | | | | | | | | | | | | | | | | |
| Walkways/Steps 2020 | 01/01/21 | 12/31/21 | \$36,309.00 | | | | | | | | | | | | | | | | | | | | | | |
| Building Exterior | 01/01/18 | 12/31/22 | \$2,131,174.01 | | | | | | | | | | | | | | | | | | | | | | |
| Roofs | 01/01/18 | 12/31/21 | \$138,905.43 | | | | | | | | | | | | | | | | | | | | | | |
| Roofs 2018 | 01/01/18 | 12/31/18 | \$78,950.70 | | | | | | | | | | | | | | | | | | | | | | |
| Roofs 2019 | 01/01/20 | 12/30/20 | \$5,516.88 | | | | | | | | | | | | | | | | | | | | | | |
| Roofs 2021 | 01/01/21 | 12/31/21 | \$54,437.85 | | | | | | | | | | | | | | | | | | | | | | |
| Windows | 01/01/20 | 12/31/22 | \$1,156,373.60 | | | | | | | | | | | | | | | | | | | | | | |
| Windows 2020 | 01/01/20 | 12/30/20 | \$934,293.60 | | | | | | | | | | | | | | | | | | | | | | |
| Windows 2022 | 01/01/22 | 12/31/22 | \$222,080.00 | | | | | | | | | | | | | | | | | | | | | | |
| Security | 01/01/18 | 12/31/18 | \$185,823.78 | | | | | | | | | | | | | | | | | | | | | | |
| Walls | 01/01/18 | 12/31/22 | \$650,071.20 | | | | | | | | | | | | | | | | | | | | | | |
| Walls 2018 | 01/01/18 | 12/31/18 | \$29,294.30 | | | | | | | | | | | | | | | | | | | | | | |
| Walls 2019 | 01/01/19 | 12/31/19 | \$29,294.30 | | | | | | | | | | | | | | | | | | | | | | |
| Walls 2020 | 01/01/20 | 12/30/20 | \$376,894.00 | | | | | | | | | | | | | | | | | | | | | | |
| Walls 2021 | 01/01/21 | 12/31/21 | \$185,294.30 | | | | | | | | | | | | | | | | | | | | | | |
| Walls 2022 | 01/01/22 | 12/31/22 | \$29,294.30 | | | | | | | | | | | | | | | | | | | | | | |
| Building System | 01/01/18 | 12/30/20 | \$911,941.00 | | | | | | | | | | | | | | | | | | | | | | |

RICHMOND REDEVELOPMENT & HOUSING AUTHORITY CAPITAL FUNDING GRANT MANAGEMENT ALLOCATION STUDY

| Task Name | Start Date | End Date | Budget | 2017 | | | | 2018 | | | | 2019 | | | | 2020 | | | | 2021 | | | | 2022 | | | | 2023 | | | |
|---------------------------------------|------------|----------|----------------|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|
| | | | | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 |
| 342 Boiler | 01/01/19 | 12/30/20 | \$312,052.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 343 Boiler 2019 | 01/01/19 | 12/31/19 | \$15,052.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 344 Boiler 2020 | 01/01/20 | 12/30/20 | \$297,000.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 345 HVAC | 01/01/18 | 12/30/20 | \$471,779.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 346 HVAC 2018 | 01/01/18 | 12/31/18 | \$6,245.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 347 HVAC 2019 | 01/01/19 | 12/31/19 | \$157,395.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 348 HVAC 2020 | 01/01/20 | 12/30/20 | \$308,159.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 349 Lighting | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 350 Domestic Water | 01/01/18 | 12/30/20 | \$128,110.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 351 Domestic Water 2018 | 01/01/18 | 12/31/18 | \$70,000.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 352 Domestic Water 2020 | 01/01/20 | 12/30/20 | \$58,110.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 353 Common Areas | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 354 Kitchen | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 355 Bathroom | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 356 Unit | 01/01/18 | 12/31/22 | \$1,919,887.95 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 357 Kitchen | 01/01/18 | 12/31/21 | \$1,559,104.95 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 358 Kitchen 2018 | 01/01/18 | 12/31/18 | \$1,067,500.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 359 Kitchen 2019 | 01/01/19 | 12/31/19 | \$71,020.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 360 Kitchen 2020 | 01/01/20 | 12/30/20 | \$204,996.95 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 361 Kitchen 2021 | 01/01/21 | 12/31/21 | \$215,588.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 362 Bathroom | 01/01/18 | 12/30/20 | \$240,246.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 363 Bathroom 2018 | 01/01/18 | 12/31/18 | \$56,301.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 364 Bathroom 2019 | 01/01/19 | 12/31/19 | \$1,240.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 365 Bathroom 2020 | 01/01/20 | 12/30/20 | \$182,705.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 366 Fire Alarms/Smoke Protection 2019 | 01/01/21 | 12/31/22 | \$120,537.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 367 Fire Alarms/Smoke Protection 2021 | 01/01/21 | 12/31/21 | \$113,727.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 368 Fire Alarms/Smoke Protection 2022 | 01/01/22 | 12/31/22 | \$6,810.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 369 Blackwell Senior Cottages | 01/01/18 | 12/31/22 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 370 Minor Categories | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 371 Site | 01/01/18 | 12/31/21 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 372 Gas Lines | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 373 Sanitary System | 01/01/21 | 12/31/21 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 374 Walkways/Steps | 01/01/18 | 12/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 375 Building Exterior | 01/01/18 | 12/31/22 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 376 Roofs | 01/01/18 | 12/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 377 Windows | 01/01/18 | 12/31/19 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 378 Windows 2018 | 01/01/18 | 12/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 379 Windows 2019 | 01/01/19 | 12/31/19 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 380 Security | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 381 Walls | 01/01/18 | 12/31/22 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 382 Walls 2018 | 01/01/18 | 12/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 383 Walls 2019 | 01/01/19 | 12/31/19 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 384 Walls 2020 | 01/01/20 | 12/30/20 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

RICHMOND REDEVELOPMENT & HOUSING AUTHORITY CAPITAL FUNDING GRANT MANAGEMENT ALLOCATION STUDY

| Task Name | Start Date | End Date | Budget | 2017 | | | | 2018 | | | | 2019 | | | | 2020 | | | | 2021 | | | | 2022 | | | | 2023 | | | |
|----------------------------------|------------|----------|--------------|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|
| | | | | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 |
| 385 Walls 2021 | 01/01/21 | 12/31/21 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 386 Walls 2022 | 01/01/22 | 12/31/22 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 387 Building System | 01/01/18 | 12/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 388 Boiler | 01/01/18 | 12/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 389 HVAC | 01/01/18 | 12/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 390 Lighting | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 391 Domestic Water | 01/01/18 | 12/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 392 Common Areas | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 393 Kitchen | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 394 Bathroom | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 395 Unit | 01/01/18 | 12/31/22 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 396 Kitchen | 01/01/18 | 12/31/19 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 397 Kitchen 2018 | 01/01/18 | 12/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 398 Kitchen 2019 | 01/01/19 | 12/31/19 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 399 Bathroom | 01/01/18 | 12/31/22 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 400 Bathroom 2018 | 01/01/18 | 12/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 401 Bathroom 2022 | 01/01/22 | 12/31/22 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 402 Dove Street Phase 1 VA7-17 | 01/01/18 | 12/31/22 | \$111,382.25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 403 Minor Categories | 01/01/18 | 12/31/22 | \$32,664.25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 404 Site | 01/31/18 | 01/30/19 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 405 Gas Lines | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 406 Sanitary System | 01/30/18 | 01/30/19 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 407 Building Exterior | 01/01/18 | 12/31/22 | \$78,718.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 408 Roofs | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 409 Windows | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 410 Security | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 411 Walls | 01/01/18 | 12/31/22 | \$78,718.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 412 Walls 2018 | 01/01/18 | 12/31/18 | \$42,461.48 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 413 Walls 2019 | 01/01/19 | 12/31/19 | \$36,000.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 414 Walls 2022 | 01/01/22 | 12/31/22 | \$256.52 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 415 Building System | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 416 Boiler | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 417 HVAC | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 418 Lighting | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 419 Domestic Water | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 420 Common Areas | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 421 Bathroom | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 422 Kitchen | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 423 Unit | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 424 Kitchen | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 425 Bathroom | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 426 Fire Alarms/Smoke Protection | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 427 Dove Street Phase 2 VA7-36 | 01/01/18 | 12/31/22 | \$62,169.96 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

RICHMOND REDEVELOPMENT & HOUSING AUTHORITY CAPITAL FUNDING GRANT MANAGEMENT ALLOCATION STUDY

[illegible]

RICHMOND REDEVELOPMENT & HOUSING AUTHORITY CAPITAL FUNDING GRANT MANAGEMENT ALLOCATION STUDY

| Task Name | Start Date | End Date | Budget | 2017 | | | | 2018 | | | | 2019 | | | | 2020 | | | | 2021 | | | | 2022 | | | | 2023 | | | |
|----------------------------------|------------|----------|--------------|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|
| | | | | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 |
| 471 Unit | 01/01/18 | 12/31/22 | \$423,028.90 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 472 Kitchen | 01/01/18 | 12/31/22 | \$274,550.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 473 Kitchen 2018 | 01/01/18 | 12/31/18 | \$80,337.50 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 474 Kitchen 2021 | 01/01/21 | 12/31/21 | \$6,487.50 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 475 Kitchen 2022 | 01/01/22 | 12/31/22 | \$187,725.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 476 Bathroom | 01/01/19 | 12/31/22 | \$148,478.90 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 477 Bathroom 2019 | 01/01/19 | 12/31/19 | \$82,877.90 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 478 Bathroom 2022 | 01/01/22 | 12/31/22 | \$65,601.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 479 Fire Alarms/Smoke Protection | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

**Table 16: RRHA Capital Improvements by Community
Schedule Years 2018-2022
*Major Category by Community***

RICHMOND REDEVELOPMENT & HOUSING AUTHORITY CAPITAL FUNDING GRANT MANAGEMENT ALLOCATION STUDY

| Task Name | | Start Date | End Date | Budget | 2017 | | | | 2018 | | | | 2019 | | | | 2020 | | | | 2021 | | | | 2022 | | | | 2023 | | | |
|----------------|--|------------|----------|-----------------|--|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|
| | | | | | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 |
| 1 | Budget | 01/01/18 | 12/31/22 | \$57,636,423.39 | Budget | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | 2018 Total Budget | 01/01/18 | 12/31/18 | \$32,562,569.57 | 2018 Total Budget | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | 2019 Total Budget | 01/01/19 | 12/31/19 | \$5,078,851.34 | 2019 Total Budget | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | 2020 Total Budget | 01/01/20 | 12/30/20 | \$4,950,101.66 | 2020 Total Budget | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | 2021 Total Budget | 01/01/21 | 12/31/21 | \$10,455,963.48 | 2021 Total Budget | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | 2022 Total Budget | 01/01/22 | 12/31/22 | \$4,588,937.34 | 2022 Total Budget | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | Major Feature | 01/01/18 | 01/30/23 | \$47,285,067.99 | Major Feature | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8 | Gas Lines | 01/31/18 | 01/31/18 | \$0.00 | Gas Lines | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9 | Glipin Court VA7-01 | 01/31/18 | 01/31/18 | \$0.00 | ◆ Glipin Court VA7-01 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 | Hillside Court/Alton/Stovall VA-04 | 01/31/18 | 01/31/18 | \$0.00 | ◆ Hillside Court/Alton/Stovall VA-04 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11 | Creighton Court VA7-05 | 01/31/18 | 01/31/18 | \$0.00 | ◆ Creighton Court VA7-05 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12 | Whitcomb Court VA7-06 | 01/31/18 | 01/31/18 | \$0.00 | ◆ Whitcomb Court VA7-06 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13 | Fairfield Court VA7-07 | 01/31/18 | 01/31/18 | \$0.00 | ◆ Fairfield Court VA7-07 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 14 | Mosby Court VA7-08 | 01/31/18 | 01/31/18 | \$0.00 | ◆ Mosby Court VA7-08 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 15 | Small/Used House VA7-16 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 16 | Stonewall/Lambardy/Fox Manor VA7-18 | 01/31/18 | 01/31/18 | \$0.00 | ◆ Stonewall/Lambardy/Fox Manor VA7-18 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 17 | Fulton/Fourth Ave/Fay Towers/Old Brook | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 18 | Blackwell Senior Cottages | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 19 | Dove Street Phase I VA7-17 | 01/31/18 | 01/31/18 | \$0.00 | ◆ Dove Street Phase I VA7-17 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 20 | Dove Street Phase II VA7-36 | 01/31/18 | 01/31/18 | \$0.00 | ◆ Dove Street Phase II VA7-36 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 21 | Towns at River South | 01/31/18 | 01/31/18 | \$0.00 | ◆ Towns at River South | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 22 | Sanitary Sewer | 01/01/18 | 12/31/22 | \$1,373,000.00 | Sanitary Sewer | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 23 | Glipin Court VA7-01 | 01/01/22 | 12/31/22 | \$165,000.00 | Glipin Court VA7-01 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 24 | Hillside Court/Alton/Stovall VA-04 | 01/31/18 | 01/31/18 | \$0.00 | ◆ Hillside Court/Alton/Stovall VA-04 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 25 | Creighton Court VA7-05 | 01/01/20 | 12/31/22 | \$425,000.00 | Creighton Court VA7-05 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 26 | Creighton 2020 | 01/01/20 | 12/30/20 | \$145,000.00 | Creighton 2020 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 27 | Creighton 2021 | 01/01/21 | 12/31/21 | \$140,000.00 | Creighton 2021 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 28 | Creighton 2022 | 01/01/22 | 12/31/22 | \$140,000.00 | Creighton 2022 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 29 | Whitcomb Court VA7-06 | 01/31/18 | 01/31/18 | \$0.00 | ◆ Whitcomb Court VA7-06 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 30 | Fairfield Court VA7-07 | 01/01/21 | 12/31/21 | \$420,000.00 | Fairfield Court VA7-07 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 31 | Mosby Court VA7-08 | 01/01/18 | 12/31/19 | \$333,000.00 | Mosby Court VA7-08 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 32 | Mosby 2018 | 01/01/18 | 12/31/18 | \$315,000.00 | Mosby 2018 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 33 | Mosby 2019 | 01/01/19 | 12/31/19 | \$18,000.00 | Mosby 2019 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 34 | Small/Used House VA7-16 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 35 | Stonewall/Lambardy/Fox Manor VA7-18 | 01/31/18 | 01/31/18 | \$0.00 | ◆ Stonewall/Lambardy/Fox Manor VA7-18 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 36 | Fulton/Fourth Ave/Fay Towers/Old Brook | 01/01/20 | 12/30/20 | \$30,000.00 | Fulton/Fourth Ave/Fay Towers/Old Brook | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 37 | Dove Street Phase I VA7-17 | 01/31/18 | 01/31/18 | \$0.00 | ◆ Dove Street Phase I VA7-17 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 38 | Dove Street Phase II VA7-36 | 01/31/18 | 01/31/18 | \$0.00 | ◆ Dove Street Phase II VA7-36 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 39 | Towns at River South | 01/31/18 | 01/31/18 | \$0.00 | ◆ Towns at River South | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Walkways/Steps | | 01/01/18 | 12/31/22 | \$2,740,175.90 | Walkways/Steps | | | | | | | | | | | | | | | | | | | | | | | | | | | |

RICHMOND REDEVELOPMENT & HOUSING AUTHORITY CAPITAL FUNDING GRANT MANAGEMENT ALLOCATION STUDY

| Task Name | Start Date | End Date | Budget | 2017 | | | | 2018 | | | | 2019 | | | | 2020 | | | | 2021 | | | | 2022 | | | | 2023 | | | |
|--|------------|----------|----------------|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|
| | | | | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 |
| 41 Gilpin Court VA7-01 | 01/01/20 | 12/31/21 | \$197,506.40 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 42 Gilpin 2020 | 01/01/20 | 12/30/20 | \$9,136.40 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 43 Gilpin 2021 | 01/01/21 | 12/31/21 | \$168,370.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 44 Hillside Court/Afton/Stovall VA-04 | 01/01/20 | 12/31/22 | \$245,427.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 45 Hillside 2020 | 01/01/20 | 12/30/20 | \$139,639.50 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 46 Hillside 2022 | 01/01/22 | 12/31/22 | \$105,787.50 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 47 Creighton Court VA7-05 | 01/01/21 | 12/31/21 | \$368,550.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 48 Whitcomb Court VA7-06 | 01/01/19 | 12/31/21 | \$611,525.46 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 49 Whitcomb 2019 | 01/01/19 | 12/31/19 | \$318,651.06 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 50 Whitcomb 2021 | 01/01/21 | 12/31/21 | \$292,874.40 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 51 Fairfield Court VA7-07 | 01/31/18 | 01/30/19 | \$156,865.80 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 52 Mosby Court VA7-08 | 01/01/18 | 12/31/18 | \$1,058,335.74 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 53 Small/Used House VA7-16 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 54 Stonewall/Lambardy/Fox Manor VA7-18 | 01/01/21 | 12/31/21 | \$36,445.50 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 55 Fulton/Fourth Ave/Fay Towers/Old Brook | 01/01/19 | 12/30/20 | \$65,520.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 56 Fulton 2019 | 01/01/19 | 12/31/19 | \$29,211.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 57 Fulton 2020 | 01/01/20 | 12/30/20 | \$36,309.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 58 Blackwell Senior Cottages | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 59 Dove Street Phase 1 VA7-17 | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 60 Dove Street Phase II VA7-36 | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 61 Towns at River South | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 62 Roofs | 01/01/18 | 12/31/22 | \$2,269,629.92 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 63 Gilpin Court VA7-01 | 01/01/18 | 12/30/20 | \$812,205.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 64 Gilpin 2018 | 01/01/18 | 12/31/18 | \$92,800.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 65 Gilpin 2020 | 01/01/20 | 12/30/20 | \$729,405.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 66 Hillside Court/Afton/Stovall VA-04 | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 67 Creighton Court VA7-05 | 01/01/18 | 12/31/21 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 68 Whitcomb Court VA7-06 | 01/01/18 | 12/31/18 | \$271,631.78 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 69 Fairfield Court VA7-07 | 01/01/18 | 12/31/18 | \$238,772.31 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 70 Mosby Court VA7-08 | 01/01/18 | 12/31/22 | \$616,469.37 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 71 Mosby 2018 | 01/01/18 | 12/31/18 | \$611,459.37 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 72 Mosby 2022 | 01/01/22 | 12/31/22 | \$5,010.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 73 Small/Used House VA7-16 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 74 Stonewall/Lambardy/Fox Manor VA7-18 | 01/01/18 | 12/31/21 | \$191,648.03 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 75 Stonewall/Lambardy/Fox Manor 2018 | 01/01/18 | 12/31/18 | \$53,303.01 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 76 Stonewall/Lambardy/Fox Manor 2021 | 01/01/21 | 12/31/21 | \$136,343.02 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 77 Fulton/Fourth Ave/Fay Towers/Old Brook | 01/01/18 | 12/31/21 | \$138,905.43 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 78 Fulton/Fourth Ave/Fay Towers/Old Brook 2018 | 01/01/18 | 12/31/18 | \$78,950.70 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 79 Fulton/Fourth Ave/Fay Towers/Old Brook 2020 | 01/01/20 | 12/30/20 | \$5,516.88 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 80 Fulton/Fourth Ave/Fay Towers/Old Brook 2021 | 01/01/21 | 12/31/21 | \$54,437.85 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 81 Blackwell Senior Cottages | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 82 Dove Street Phase 1 VA7-17 | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 83 Dove Street Phase II VA7-36 | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

RICHMOND REDEVELOPMENT & HOUSING AUTHORITY CAPITAL FUNDING GRANT MANAGEMENT ALLOCATION STUDY

| Task Name | Start Date | End Date | Budget | 2017 | | | | 2018 | | | | 2019 | | | | 2020 | | | | 2021 | | | | 2022 | | | | 2023 | | | |
|---|------------|----------|----------------|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|
| | | | | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 |
| 84 Towns at River South | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 85 Windows | 01/01/18 | 12/31/22 | \$7,601,599.62 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 86 Gilpin Court VA7-01 | 01/01/19 | 12/31/19 | \$7,307.02 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 87 Hillside Court/Alton/Stovall VA-04 | 01/01/18 | 12/31/22 | \$978,164.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 88 Hillside Court/Alton/Stovall 2018 | 01/01/18 | 12/31/18 | \$267,096.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 89 Hillside Court/Alton/Stovall 2019 | 01/01/19 | 12/31/19 | \$488.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 90 Hillside Court/Alton/Stovall 2021 | 01/01/21 | 12/31/21 | \$885,580.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 91 Hillside Court/Alton/Stovall 2022 | 01/01/22 | 12/31/22 | \$25,000.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 92 Creighton Court VA7-05 | 01/01/22 | 12/31/22 | \$1,049,355.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 93 Whitcomb Court VA7-06 | 01/01/18 | 12/31/22 | \$1,402,474.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 94 Whitcomb 2018 | 01/01/18 | 12/31/18 | \$369,530.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 95 Whitcomb 2019 | 01/01/19 | 12/31/19 | \$1,007,944.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 96 Whitcomb 2022 | 01/01/22 | 12/31/22 | \$25,000.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 97 Fairfield Court VA7-07 | 01/01/18 | 12/31/19 | \$1,383,950.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 98 Fairfield 2018 | 01/01/18 | 12/31/18 | \$1,104,050.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 99 Fairfield 2019 | 01/01/19 | 12/31/19 | \$279,900.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 100 Mosby Court VA7-08 | 01/01/18 | 12/31/18 | \$1,446,856.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 101 Small/Used House VA7-16 | 01/01/18 | 01/01/18 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 102 Stonewall/Lambard/Fox Manor VA7-18 | 01/01/18 | 12/31/22 | \$177,120.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 103 Fairfield 2018 | 01/01/18 | 12/31/18 | \$102,240.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 104 Fairfield 2022 | 01/01/22 | 12/31/22 | \$74,880.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 105 Fulton/Fourth Ave/Fay Towers/Old Brook | 01/01/20 | 12/31/22 | \$1,156,373.60 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 106 Fulton/Fourth/Fay/Towers/Old Brook 2020 | 01/01/20 | 12/30/20 | \$934,293.60 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 107 Fulton/Fourth/Fay/Towers/Old Brook 2021 | 01/01/22 | 12/31/22 | \$222,080.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 108 Blackwell Senior Cottages | 01/01/18 | 01/01/18 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 109 Dove Street Phase I VA7-17 | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 110 Dove Street Phase II VA7-36 | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 111 Towns at River South | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 112 Security | 01/31/18 | 01/30/19 | \$2,126,836.50 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 113 Gilpin Court VA7-01 | 01/31/18 | 01/30/19 | \$266,801.15 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 114 Hillside Court/Alton/Stovall VA-04 | 01/31/18 | 01/30/19 | \$296,734.70 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 115 Creighton Court VA7-05 | 01/31/18 | 01/30/19 | \$153,593.53 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 116 Whitcomb Court VA7-06 | 01/31/18 | 01/30/19 | \$238,368.25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 117 Fairfield Court VA7-07 | 01/31/18 | 01/30/19 | \$390,429.12 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 118 Mosby Court VA7-08 | 01/31/18 | 01/30/19 | \$399,120.99 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 119 Small/Used House VA7-16 | 01/31/18 | 01/30/19 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 120 Stonewall/Lambard/Fox Manor VA7-18 | 01/31/18 | 01/30/19 | \$195,964.58 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 121 Fulton/Fourth Ave/Fay Towers/Old Brook | 01/31/18 | 01/30/19 | \$185,823.78 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 122 Blackwell Senior Cottages | 01/31/18 | 01/30/19 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 123 Dove Street Phase I VA7-17 | 01/31/18 | 01/30/19 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 124 Dove Street Phase II VA7-36 | 01/31/18 | 01/30/19 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 125 Towns at River South | 01/31/18 | 01/30/19 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 126 Walls | 01/01/18 | 01/30/23 | \$7,037,312.76 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

RICHMOND REDEVELOPMENT & HOUSING AUTHORITY CAPITAL FUNDING GRANT MANAGEMENT ALLOCATION STUDY

| Task Name | Start Date | End Date | Budget | 2017 | | | | 2018 | | | | 2019 | | | | 2020 | | | | 2021 | | | | 2022 | | | | 2023 | | | |
|--|------------|----------|----------------|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|
| | | | | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 |
| 127 Gilpin Court VA7-01 | 01/01/21 | 12/31/21 | \$143,922.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 128 Hillside Court/Afton/Stovall VA-04 | 01/01/18 | 12/31/22 | \$2,740,994.30 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 129 Hillside/Afton/Stovall 2018 | 01/01/18 | 12/31/18 | \$2,596,701.50 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 130 Hillside/Afton/Stovall 2019 | 01/01/19 | 12/31/19 | \$36,073.20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 131 Hillside/Afton/Stovall 2020 | 01/01/20 | 12/30/20 | \$36,073.20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 132 Hillside/Afton/Stovall 2021 | 01/01/21 | 12/31/21 | \$36,073.20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 133 Hillside/Afton/Stovall 2022 | 01/01/22 | 12/31/22 | \$36,073.20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 134 Creighton Court VA7-05 | 01/01/18 | 12/31/22 | \$174,355.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 135 Creighton 2018 | 01/01/18 | 12/31/18 | \$34,871.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 136 Creighton 2019 | 01/01/19 | 12/31/19 | \$34,871.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 137 Creighton 2020 | 01/01/20 | 12/30/20 | \$34,871.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 138 Creighton 2021 | 01/01/21 | 12/31/21 | \$34,871.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 139 Creighton 2022 | 01/01/22 | 12/31/22 | \$34,871.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 140 Whitcomb Court VA7-06 | 01/01/18 | 12/31/22 | \$908,791.50 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 141 Whitcomb 2018 | 01/01/18 | 12/31/18 | \$72,195.90 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 142 Whitcomb 2019 | 01/01/19 | 12/31/19 | \$43,413.90 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 143 Whitcomb 2020 | 01/01/20 | 12/30/20 | \$43,413.90 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 144 Whitcomb 2021 | 01/01/21 | 12/31/21 | \$608,529.90 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 145 Whitcomb 2022 | 01/01/22 | 12/31/22 | \$141,237.90 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 146 Fairfield Court VA7-07 | 01/01/18 | 12/31/22 | \$738,995.80 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 147 Fairfield 2018 | 01/01/18 | 12/31/18 | \$115,240.60 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 148 Fairfield 2019 | 01/01/19 | 12/31/19 | \$21,838.80 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 149 Fairfield 2020 | 01/01/20 | 12/30/20 | \$21,838.80 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 150 Fairfield 2021 | 01/01/21 | 12/31/21 | \$558,238.80 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 151 Fairfield 2022 | 01/01/22 | 12/31/22 | \$21,838.80 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 152 Mosby Court VA7-08 | 01/01/18 | 12/31/22 | \$1,164,595.20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 153 Fairfield 2018 | 01/01/18 | 12/31/18 | \$281,109.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 154 Fairfield 2019 | 01/01/19 | 12/31/19 | \$546,429.90 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 155 Fairfield 2020 | 01/01/20 | 12/30/20 | \$112,352.10 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 156 Fairfield 2021 | 01/01/21 | 12/31/21 | \$112,352.10 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 157 Fairfield 2022 | 01/01/22 | 12/31/22 | \$112,352.10 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 158 Small/Used House VA7-16 | 01/01/18 | 12/31/18 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 159 Stonewall/Lambard/Fox Manor VA7-18 | 01/01/18 | 12/31/22 | \$330,979.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 160 Stonewall/Lambard/Fox Manor 2018 | 01/01/18 | 12/31/18 | \$7,452.80 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 161 Stonewall/Lambard/Fox Manor 2019 | 01/01/19 | 12/31/19 | \$7,452.80 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 162 Stonewall/Lambard/Fox Manor 2020 | 01/01/20 | 12/30/20 | \$157,460.30 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 163 Stonewall/Lambard/Fox Manor 2021 | 01/01/21 | 12/31/21 | \$15,552.80 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 164 Stonewall/Lambard/Fox Manor 2022 | 01/01/22 | 12/31/22 | \$143,060.30 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 165 Fulton/Fourth Ave/Fay Towers/Old Brook | 01/01/18 | 12/31/22 | \$650,071.20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 166 Fulton/Fourth/Fay/Old Brook 2018 | 01/01/18 | 12/31/18 | \$29,294.30 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 167 Fulton/Fourth/Fay/Old Brook 2019 | 01/01/19 | 12/31/19 | \$29,294.30 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 168 Fulton/Fourth/Fay/Old Brook 2020 | 01/01/20 | 12/30/20 | \$376,894.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 169 Fulton/Fourth/Fay/Old Brook 2021 | 01/01/21 | 12/31/21 | \$185,294.30 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

RICHMOND REDEVELOPMENT & HOUSING AUTHORITY CAPITAL FUNDING GRANT MANAGEMENT ALLOCATION STUDY

| Task Name | Start Date | End Date | Budget | 2017 | | | | 2018 | | | | 2019 | | | | 2020 | | | | 2021 | | | | 2022 | | | | 2023 | | | |
|--|------------|----------|----------------|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|
| | | | | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 |
| 170 Fulton/Fourth/Fay/Old Brook 2022 | 01/01/22 | 12/31/22 | \$29,294.30 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 171 Blackwell Senior Cottages | 01/01/18 | 12/31/18 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 172 Dove Street Phase 1 VA7-17 | 01/01/18 | 01/30/23 | \$78,718.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 173 Dove Street Phase 1 - 2018 | 01/01/18 | 01/30/19 | \$42,461.48 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 174 Dove Street Phase 1 - 2019 | 01/01/19 | 01/30/20 | \$36,000.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 175 Dove Street Phase 1 - 2022 | 01/01/22 | 01/30/23 | \$256.52 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 176 Dove Street Phase II VA7-36 | 01/01/18 | 01/29/21 | \$15,890.76 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 177 Dove Street Phase 2 - 2018 | 01/01/18 | 01/30/19 | \$11,390.76 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 178 Dove Street Phase 2 - 2020 | 01/01/20 | 01/29/21 | \$4,500.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 179 Towns at River South | 01/01/18 | 01/31/18 | \$90,000.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 180 Domestic Water | 01/01/18 | 12/31/22 | \$2,333,218.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 181 Gilpin Court VA7-01 | 01/01/18 | 12/31/21 | \$147,235.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 182 Gilpin 2018 | 01/01/18 | 12/31/18 | \$125,435.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 183 Gilpin 2019 | 01/01/19 | 12/31/19 | \$10,800.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 184 Gilpin 2020 | 01/01/20 | 12/30/20 | \$8,400.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 185 Gilpin 2021 | 01/01/21 | 12/31/21 | \$2,600.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 186 Hillside Court/Afton/Stovall VA-04 | 01/01/18 | 12/30/20 | \$739,440.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 187 Hillside 2018 | 01/01/18 | 12/31/18 | \$670,995.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 188 Hillside 2020 | 01/01/20 | 12/30/20 | \$68,445.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 189 Creighton Court VA7-05 | 01/01/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 190 Whitcomb Court VA7-06 | 01/01/19 | 12/31/22 | \$478,700.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 191 Whitcomb 2019 | 01/01/19 | 12/31/19 | \$92,300.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 192 Whitcomb 2021 | 01/01/21 | 12/31/21 | \$352,800.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 193 Whitcomb 2022 | 01/01/22 | 12/31/22 | \$33,600.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 194 Fairfield Court VA7-07 | 01/01/18 | 12/31/18 | \$471,969.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 195 Mosby Court VA7-08 | 01/01/18 | 12/31/19 | \$234,275.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 196 Mosby 2018 | 01/01/18 | 12/31/18 | \$224,675.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 197 Mosby 2019 | 01/01/19 | 12/31/19 | \$9,600.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 198 Small Used House VA7-16 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 199 Stonewall/Lambard/Fox Manor VA7-18 | 01/01/18 | 12/31/21 | \$109,739.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 200 Stonewall/Lambard/Fox Manor 2018 | 01/01/18 | 12/31/18 | \$900.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 201 Stonewall/Lambard/Fox Manor 2020 | 01/01/20 | 12/30/20 | \$10,989.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 202 Stonewall/Lambard/Fox Manor 2021 | 01/01/21 | 12/31/21 | \$88,750.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 203 Stonewall/Lambard/Fox Manor 2021 | 01/01/21 | 12/31/21 | \$9,100.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 204 Fulton/Fourth Ave/Fay Towers/Old Brook | 01/01/18 | 12/30/20 | \$128,110.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 205 Fulton/Fourth/Fay/Old Brook 2018 | 01/01/18 | 12/31/18 | \$70,000.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 206 Fulton/Fourth/Fay/Old Brook 2020 | 01/01/20 | 12/30/20 | \$58,110.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 207 Blackwell Senior Cottages | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 208 Dove Street Phase 1 VA7-17 | 01/01/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 209 Dove Street Phase II VA7-36 | 01/01/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 210 Towns at River South | 01/01/18 | 01/31/18 | \$23,750.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 211 Towns at River South | 01/01/18 | 01/31/18 | \$11,875.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 212 Towns at River South | 01/01/18 | 01/31/18 | \$11,875.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

RICHMOND REDEVELOPMENT & HOUSING AUTHORITY CAPITAL FUNDING GRANT MANAGEMENT ALLOCATION STUDY

| Task Name | Start Date | End Date | Budget | 2017 | | | | 2018 | | | | 2019 | | | | 2020 | | | | 2021 | | | | 2022 | | | | 2023 | | | |
|--|------------|----------|----------------|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|
| | | | | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 |
| 213 Boiler | 01/01/18 | 12/30/20 | \$3,017,844.50 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 214 Gilpin Court VA7-01 | 01/01/18 | 12/31/18 | \$490,970.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 215 Hillside Court/Atton/Stovall VA-04 | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 216 Creighton Court VA7-05 | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 217 Whitcomb Court VA7-06 | 01/01/18 | 12/30/20 | \$157,940.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 218 Whitcomb 2018 | 01/01/18 | 12/31/18 | \$30,100.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 219 Whitcomb 2020 | 01/01/20 | 12/30/20 | \$127,840.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 220 Fairfield Court VA7-07 | 01/01/18 | 12/31/18 | \$736,820.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 221 Mosby Court VA7-08 | 01/01/18 | 12/31/19 | \$1,350,062.50 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 222 Fairfield 2018 | 01/01/18 | 12/31/18 | \$1,339,980.50 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 223 Fairfield 2019 | 01/01/19 | 12/31/19 | \$10,082.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 224 Small/Used House VA7-16 | 01/01/18 | 12/31/18 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 225 Stonewall/Lambard/Fox Manor VA7-18 | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 226 Fulton/Fourth Ave/Fay Towers/Old Brook | 01/01/19 | 12/30/20 | \$312,062.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 227 Fulton/Fourth/Fay/Old Brook 2019 | 01/01/19 | 12/31/19 | \$15,062.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 228 Fulton/Fourth/Fay/Old Brook 2020 | 01/01/20 | 12/30/20 | \$297,000.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 229 Blackwell Senior Cottages | 01/01/18 | 12/31/18 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 230 Dove Street Phase 1 VA7-17 | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 231 Dove Street Phase II VA7-36 | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 232 Towns at River South | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 233 HVAC | 01/01/18 | 12/31/22 | \$1,861,883.08 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 234 Gilpin Court VA7-01 | 01/01/18 | 12/31/21 | \$130,493.80 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 235 Gilpin 2018 | 01/01/18 | 12/31/18 | \$64,820.80 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 236 Gilpin 2019 | 01/01/19 | 12/31/19 | \$25,173.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 237 Gilpin 2020 | 01/01/20 | 12/30/20 | \$16,200.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 238 Gilpin 2021 | 01/01/21 | 12/31/21 | \$24,300.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 239 Hillside Court/Atton/Stovall VA-04 | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 240 Creighton Court VA7-05 | 01/01/22 | 12/31/22 | \$28,302.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 241 Whitcomb Court VA7-06 | 01/01/18 | 12/31/18 | \$534,050.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 242 Fairfield Court VA7-07 | 01/01/18 | 12/31/18 | \$534,050.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 243 Mosby Court VA7-08 | 01/01/18 | 12/31/18 | \$6,100.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 244 Small/Used House VA7-16 | 01/01/18 | 12/31/21 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 245 Stonewall/Lambard/Fox Manor VA7-18 | 01/01/18 | 12/31/21 | \$157,108.28 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 246 Stonewall/Lambard/Fox Manor 2018 | 01/01/18 | 12/31/18 | \$17,400.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 247 Stonewall/Lambard/Fox Manor 2021 | 01/01/21 | 12/31/21 | \$135,708.28 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 248 Fulton/Fourth Ave/Fay Towers/Old Brook | 01/01/18 | 12/30/20 | \$471,779.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 249 Fulton/Fourth/Fay/Old Brook 2018 | 01/01/18 | 12/31/18 | \$6,225.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 250 Fulton/Fourth/Fay/Old Brook 2019 | 01/01/19 | 12/31/19 | \$157,395.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 251 Fulton/Fourth/Fay/Old Brook 2020 | 01/01/20 | 12/30/20 | \$308,159.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 252 Blackwell Senior Cottages | 01/01/18 | 12/31/18 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 253 Dove Street Phase 1 VA7-17 | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 254 Dove Street Phase II VA7-36 | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 255 Towns at River South | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

RICHMOND REDEVELOPMENT & HOUSING AUTHORITY CAPITAL FUNDING GRANT MANAGEMENT ALLOCATION STUDY

| Task Name | Start Date | End Date | Budget | 2017 | | | | 2018 | | | | 2019 | | | | 2020 | | | | 2021 | | | | 2022 | | | | 2023 | | | |
|--|------------|----------|------------|--|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|
| | | | | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 |
| Lighting | 01/31/18 | 12/31/21 | \$9,600.00 | Lighting | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gilpin Court VA7-01 | 01/31/18 | 01/31/18 | \$0.00 | ◆ Gilpin Court VA7-01 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Hillside Court/Alton/Stovall VA-04 | 01/31/18 | 01/31/18 | \$0.00 | ◆ Hillside Court/Alton/Stovall VA-04 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Creighton Court VA7-05 | 01/31/18 | 01/31/18 | \$0.00 | ◆ Creighton Court VA7-05 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Whitcomb Court VA7-06 | 01/31/18 | 01/31/18 | \$0.00 | ◆ Whitcomb Court VA7-06 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fairfield Court VA7-07 | 01/31/18 | 01/31/18 | \$0.00 | ◆ Fairfield Court VA7-07 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Mosby Court VA7-08 | 01/31/18 | 01/31/18 | \$0.00 | ◆ Mosby Court VA7-08 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Small/Used House VA7-16 | 01/31/18 | 01/31/18 | \$0.00 | ◆ Small/Used House VA7-16 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stonewall/Lambardy/Fox Manor VA7-18 | 01/31/18 | 01/31/18 | \$0.00 | ◆ Stonewall/Lambardy/Fox Manor VA7-18 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fulton/Fourth Ave/Fay Towers/Old Brook | 01/31/18 | 01/31/18 | \$0.00 | ◆ Fulton/Fourth Ave/Fay Towers/Old Brook | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Blackwell Senior Cottages | 01/31/18 | 01/31/18 | \$0.00 | ◆ Blackwell Senior Cottages | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Dove Street Phase 1 VA7-17 | 01/31/18 | 01/31/18 | \$0.00 | ◆ Dove Street Phase 1 VA7-17 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Dove Street Phase II VA7-36 | 01/01/21 | 12/31/21 | \$9,600.00 | ◆ Dove Street Phase II VA7-36 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Towns at River South | 01/31/18 | 01/31/18 | \$0.00 | ◆ Towns at River South | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Common Area Bathroom | 01/31/18 | 01/31/18 | \$0.00 | Common Area Bathroom | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gilpin Court VA7-01 | 01/31/18 | 01/31/18 | \$0.00 | ◆ Gilpin Court VA7-01 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Hillside Court/Alton/Stovall VA-04 | 01/31/18 | 01/31/18 | \$0.00 | ◆ Hillside Court/Alton/Stovall VA-04 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Creighton Court VA7-05 | 01/31/18 | 01/31/18 | \$0.00 | ◆ Creighton Court VA7-05 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Whitcomb Court VA7-06 | 01/31/18 | 01/31/18 | \$0.00 | ◆ Whitcomb Court VA7-06 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fairfield Court VA7-07 | 01/31/18 | 01/31/18 | \$0.00 | ◆ Fairfield Court VA7-07 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Mosby Court VA7-08 | 01/31/18 | 01/31/18 | \$0.00 | ◆ Mosby Court VA7-08 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Small/Used House VA7-16 | 01/31/18 | 01/31/18 | \$0.00 | ◆ Small/Used House VA7-16 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stonewall/Lambardy/Fox Manor VA7-18 | 01/31/18 | 01/31/18 | \$0.00 | ◆ Stonewall/Lambardy/Fox Manor VA7-18 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fulton/Fourth Ave/Fay Towers/Old Brook | 01/31/18 | 01/31/18 | \$0.00 | ◆ Fulton/Fourth Ave/Fay Towers/Old Brook | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Blackwell Senior Cottages | 01/31/18 | 01/31/18 | \$0.00 | ◆ Blackwell Senior Cottages | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Dove Street Phase 1 VA7-17 | 01/31/18 | 01/31/18 | \$0.00 | ◆ Dove Street Phase 1 VA7-17 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Dove Street Phase II VA7-36 | 01/31/18 | 01/31/18 | \$0.00 | ◆ Dove Street Phase II VA7-36 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Towns at River South | 01/31/18 | 01/31/18 | \$0.00 | ◆ Towns at River South | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Common Area Kitchen | 01/01/18 | 12/31/21 | \$5,936.56 | Common Area Kitchen | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gilpin Court VA7-01 | 01/01/18 | 12/31/21 | \$5,936.56 | ◆ Gilpin Court VA7-01 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gilpin 2018 | 01/01/18 | 12/31/18 | \$3,403.28 | ◆ Gilpin 2018 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gilpin 2021 | 01/01/21 | 12/31/21 | \$2,533.28 | ◆ Gilpin 2021 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Hillside Court/Alton/Stovall VA-04 | 01/01/18 | 12/31/18 | \$0.00 | ◆ Hillside Court/Alton/Stovall VA-04 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Creighton Court VA7-05 | 01/31/18 | 01/31/18 | \$0.00 | ◆ Creighton Court VA7-05 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Whitcomb Court VA7-06 | 01/31/18 | 01/31/18 | \$0.00 | ◆ Whitcomb Court VA7-06 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fairfield Court VA7-07 | 01/31/18 | 01/31/18 | \$0.00 | ◆ Fairfield Court VA7-07 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Mosby Court VA7-08 | 01/31/18 | 01/31/18 | \$0.00 | ◆ Mosby Court VA7-08 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Small/Used House VA7-16 | 01/01/18 | 12/31/18 | \$0.00 | ◆ Small/Used House VA7-16 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stonewall/Lambardy/Fox Manor VA7-18 | 01/01/18 | 01/01/18 | \$0.00 | ◆ Stonewall/Lambardy/Fox Manor VA7-18 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fulton/Fourth Ave/Fay Towers/Old Brook | 01/01/18 | 01/01/18 | \$0.00 | ◆ Fulton/Fourth Ave/Fay Towers/Old Brook | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Blackwell Senior Cottages | 01/01/18 | 12/31/18 | \$0.00 | ◆ Blackwell Senior Cottages | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Dove Street Phase 1 VA7-17 | 01/31/18 | 01/31/18 | \$0.00 | ◆ Dove Street Phase 1 VA7-17 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Dove Street Phase II VA7-36 | 01/31/18 | 01/31/18 | \$0.00 | ◆ Dove Street Phase II VA7-36 | | | | | | | | | | | | | | | | | | | | | | | | | | | |

RICHMOND REDEVELOPMENT & HOUSING AUTHORITY CAPITAL FUNDING GRANT MANAGEMENT ALLOCATION STUDY

| Task Name | Start Date | End Date | Budget | 2017 | | | | 2018 | | | | 2019 | | | | 2020 | | | | 2021 | | | | 2022 | | | | 2023 | | | |
|--|------------|----------|-----------------|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|
| | | | | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 |
| 299 Towns at River South | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Unit Kitchen | 01/01/18 | 12/31/22 | \$11,990,996.45 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 300 Gilpin Court VA7-01 | 01/01/18 | 12/31/21 | \$3,195,500.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 301 Gilpin 2018 | 01/01/18 | 12/31/18 | \$261,000.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 302 Gilpin 2019 | 01/01/19 | 12/31/19 | \$201,000.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 303 Gilpin 2021 | 01/01/21 | 12/31/21 | \$2,733,500.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 304 Hillside Court/Alton/Stovall VA-04 | 01/01/18 | 12/31/18 | \$890,171.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 305 Creighton Court VA7-05 | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 306 Whitcomb Court VA7-06 | 01/31/18 | 01/30/20 | \$1,835,112.30 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 307 Whitcomb Court 2018 | 01/31/18 | 01/30/19 | \$1,782,982.30 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 308 Whitcomb Court 2019 | 01/31/19 | 01/30/20 | \$52,130.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 309 Fairfield Court VA7-07 | 01/31/18 | 01/30/20 | \$1,818,708.65 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 310 Fairfield 2018 | 01/31/18 | 01/30/19 | \$1,743,668.65 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 311 Fairfield 2019 | 01/31/19 | 01/30/20 | \$75,040.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 312 Mosby Court VA7-08 | 01/01/18 | 12/31/22 | \$1,810,645.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 313 Mosby 2018 | 01/01/18 | 12/31/18 | \$1,288,220.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 314 Mosby 2019 | 01/01/19 | 12/31/19 | \$75,040.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 315 Mosby 2021 | 01/01/21 | 12/31/21 | \$373,885.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 316 Mosby 2022 | 01/01/22 | 12/31/22 | \$73,700.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 317 Small/Used House VA7-16 | 01/01/18 | 12/31/18 | \$697,204.55 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 318 Stonewall/Lambardy/Fox Manor VA7-18 | 01/01/18 | 12/31/21 | \$591,500.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 319 Stonewall/Lambardy/Fox Manor 2018 | 01/01/18 | 12/31/18 | \$23,450.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 320 Stonewall/Lambardy/Fox Manor 2019 | 01/01/19 | 12/31/19 | \$82,254.55 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 321 Stonewall/Lambardy/Fox Manor 2021 | 01/01/21 | 12/31/21 | \$1,559,104.95 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 322 Fulton/Fourth Ave/Fay Towers/Old Brook | 01/01/18 | 12/31/21 | \$1,067,500.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 323 Fulton/Fourth/Fay/Old Brook 2018 | 01/01/18 | 12/31/18 | \$71,020.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 324 Fulton/Fourth/Fay/Old Brook 2019 | 01/01/19 | 12/31/19 | \$204,896.95 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 325 Fulton/Fourth/Fay/Old Brook 2020 | 01/01/20 | 12/30/20 | \$215,585.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 326 Fulton/Fourth/Fay/Old Brook 2021 | 01/01/21 | 12/31/21 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 327 Blackwell Senior Cottages | 01/01/18 | 12/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 328 Dove Street Phase I VA7-17 | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 329 Dove Street Phase II VA7-36 | 01/31/18 | 01/31/18 | \$274,550.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 330 Towns at River South | 01/01/18 | 12/31/22 | \$80,337.50 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 331 Towns at River South 2018 | 01/01/18 | 12/31/18 | \$6,467.50 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 332 Towns at River South 2021 | 01/01/21 | 12/31/21 | \$167,725.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 333 Towns at River South 2022 | 01/01/22 | 12/31/22 | \$3,970,312.90 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Unit Bathroom | 01/01/18 | 01/30/23 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 334 Gilpin Court VA7-01 | 01/31/18 | 01/31/18 | \$953,294.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 335 Hillside Court/Alton/Stovall VA-04 | 01/01/18 | 12/31/22 | \$947,387.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 336 Hillside 2018 | 01/01/18 | 12/31/18 | \$5,907.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 337 Hillside 2022 | 01/01/22 | 12/31/22 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 338 Creighton Court VA7-05 | 01/31/18 | 01/31/18 | \$923,062.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 339 Whitcomb Court VA7-06 | 01/01/18 | 12/30/20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

RICHMOND REDEVELOPMENT & HOUSING AUTHORITY CAPITAL FUNDING GRANT MANAGEMENT ALLOCATION STUDY

| Task Name | Start Date | End Date | Budget | | | | 2017 | | | 2018 | | | | 2019 | | | | 2020 | | | | 2021 | | | | 2022 | | | | 2023 | | | |
|-----------|--|----------|----------|--|--|--|------|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|--|--|--|
| | | | | | | | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | | | |
| 342 | Whitcomb 2018 | 01/01/18 | 12/31/18 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 343 | Whitcomb 2019 | 01/01/19 | 12/31/19 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 344 | Whitcomb 2020 | 01/01/20 | 12/30/20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 345 | Fairfield Court VA7-07 | 01/01/18 | 12/31/22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 346 | Fairfield 2018 | 01/01/18 | 12/31/18 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 347 | Fairfield 2022 | 01/01/22 | 12/31/22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 348 | Mosby Court VA7-08 | 01/01/18 | 12/31/21 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 349 | Mosby 2018 | 01/01/18 | 12/31/18 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 350 | Mosby 2021 | 01/01/21 | 12/31/21 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 351 | Small/Used House VA7-16 | 01/01/18 | 12/31/18 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 352 | Stonewall/Lambardy/Fox Manor VA7-18 | 01/01/18 | 12/31/22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 353 | Stonewall/Lambardy/Fox Manor 2018 | 01/01/18 | 12/31/18 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 354 | Stonewall/Lambardy/Fox Manor 2019 | 01/01/19 | 12/31/19 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 355 | Stonewall/Lambardy/Fox Manor 2020 | 01/01/20 | 12/30/20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 356 | Stonewall/Lambardy/Fox Manor 2021 | 01/01/21 | 12/31/21 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 357 | Stonewall/Lambardy/Fox Manor 2022 | 01/01/22 | 12/31/22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 358 | Fulton/Fourth Ave/Fay Towers/Old Brook | 01/01/18 | 12/30/20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 359 | Fulton/Fourth/Fay/Old Brook 2018 | 01/01/18 | 12/31/18 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 360 | Fulton/Fourth/Fay/Old Brook 2019 | 01/01/19 | 12/31/19 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 361 | Fulton/Fourth/Fay/Old Brook 2020 | 01/01/20 | 12/30/20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 362 | Blackwell Senior Cottages | 01/01/18 | 12/31/18 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 363 | Dove Street Phase 1 VA7-17 | 01/31/18 | 01/31/18 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 364 | Dove Street Phase II VA7-36 | 01/31/18 | 01/31/18 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 365 | Towns at River South | 01/31/19 | 01/30/23 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 366 | Towns at River South 2019 | 01/31/19 | 01/30/20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 367 | Towns at River South 2022 | 01/31/22 | 01/30/23 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 368 | Smoke Detectors/Fire Protection | 01/01/18 | 12/31/22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 369 | Gilpin Court VA7-01 | 01/01/20 | 12/31/22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 370 | Gilpin 2020 | 01/01/20 | 12/30/20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 371 | Gilpin 2022 | 01/01/22 | 12/31/22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 372 | Hillside Court/Alton/Stovall VA-04 | 01/01/18 | 12/31/18 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 373 | Creighton Court VA7-05 | 01/31/18 | 01/31/18 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 374 | Whitcomb Court VA7-06 | 01/01/19 | 12/31/22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 375 | Whitcomb 2019 | 01/01/19 | 12/31/19 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 376 | Whitcomb 2022 | 01/01/22 | 12/31/22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 377 | Fairfield Court VA7-07 | 01/01/18 | 12/31/18 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 378 | Mosby Court VA7-08 | 01/01/18 | 12/31/18 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 379 | Small/Used House VA7-16 | 01/01/18 | 12/31/18 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 380 | Stonewall/Lambardy/Fox Manor VA7-18 | 01/01/19 | 12/31/22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 381 | Stonewall/Lambardy/Fox Manor 2019 | 01/01/19 | 12/31/19 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 382 | Stonewall/Lambardy/Fox Manor 2020 | 01/01/20 | 12/30/20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 383 | Stonewall/Lambardy/Fox Manor 2022 | 01/01/22 | 12/31/22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 384 | Fulton/Fourth Ave/Fay Towers/Old Brook | 01/01/21 | 12/31/22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

RICHMOND REDEVELOPMENT & HOUSING AUTHORITY CAPITAL FUNDING GRANT MANAGEMENT ALLOCATION STUDY

| Task Name | Start Date | End Date | Budget | 2017 | | | | 2018 | | | | 2019 | | | | 2020 | | | | 2021 | | | | 2022 | | | | 2023 | | | |
|--|------------|----------|--------------|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|
| | | | | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 |
| 385 Fulton/Fourth Ave/Fay Towers/Old Brook | 01/01/21 | 12/31/21 | \$6,810.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 386 Fulton/Fourth Ave/Fay Towers/Old Brook | 01/01/22 | 12/31/22 | \$113,727.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 387 Blackwell Senior Cottages | 01/01/18 | 12/31/18 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 388 Dove Street Phase 1 VA7-17 | 01/31/18 | 01/31/18 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 389 Dove Street Phase II VA7-36 | 01/01/22 | 12/31/22 | \$17,025.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 390 Towns at River South | 01/31/19 | 01/31/19 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 391 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Table 17: RRHA Community Evaluation Factors

| RRHA Community Evaluation Factors | | | | | | | | | | | | | | | | | |
|-----------------------------------|--|---------------|------------|---------------------------------------|--|-------------------------------------|---|------------------------------------|---------------|--------------------------|----------------------------|--|--|--------------------------------|------------------|--------------------------|------------------------------|
| Priority # | Community | RAD Indicator | Unit Count | REAC 40 Point Score < 24 is Troubled* | Section 18 PCA Score % > 57.4 is Ineffective** | GFP Five Year Action Plan 2017-2021 | Per Unit 5 Year PNA Cost (Total PNA/Unit Count) | 5 Year PNA Total Cost 2018-2022*** | Health (Site) | Health (Building System) | Health (Building Exterior) | Safety (Security, Smoke Detectors & Fire Protection) | Code Compliance ADA Priority (Walkway/Steps) | Quality of Life (Unit Expense) | Minor Categories | Resident Comments in PNA | Resident Comments not in PNA |
| 1 | Mosby Court VA7-08 | No | 456 | 18.00 | 77.28% | \$2,861,629.17 | \$22,532.66 | \$10,274,894.01 | \$333,000.00 | \$1,590,437.50 | \$3,227,920.57 | \$656,538.99 | \$1,058,335.74 | \$2,053,107.00 | \$1,355,554.21 | 44 | 16 |
| 2 | Fairfield Court VA7-07 | No | 445 | 17.20 | 68.29% | \$2,831,629.17 | \$21,515.68 | \$9,574,477.60 | \$420,000.00 | \$1,742,839.00 | \$2,361,718.11 | \$491,898.12 | \$156,865.80 | \$2,834,795.65 | \$1,566,360.92 | 4 | 3 |
| 3 | Whitcomb Court VA7-06 | No | 491 | 31.20 | 79.38% | \$1,559,595.17 | \$19,610.82 | \$9,628,910.35 | \$0.00 | \$1,170,690.00 | \$2,582,897.28 | \$510,768.25 | \$611,525.46 | \$2,758,174.30 | \$1,994,855.06 | 3 | 1 |
| 4 | Hillside Court/Afton/Stovall VA7-04 | No | 470 | 17.60 | 68.16% | \$3,466,629.17 | \$15,431.41 | \$7,252,761.39 | \$0.00 | \$739,440.00 | \$3,719,158.30 | \$318,299.70 | \$245,427.00 | \$1,753,465.00 | \$476,971.39 | 14 | 12 |
| | | Yes | 317 | 17.20 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| 5 | Fulton/Fourth Ave/Fay Towers/Old Brook | No | 780 | 29.60 | 67.44% | \$2,791,629.17 | \$9,955.04 | \$7,764,928.04 | \$165,000.00 | \$738,698.80 | \$963,434.90 | \$323,771.15 | \$197,506.40 | \$3,201,436.56 | \$2,175,080.23 | 3 | 1 |
| 6 | Gilpin Court VA7-01 | Yes | 217 | 19.20 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| 7 | Manor VA7-18 | No | 504 | N/A | 78.20% | \$656,629.17 | \$6,094.98 | \$3,071,870.61 | \$425,000.00 | \$28,302.00 | \$1,223,710.00 | \$153,593.53 | \$368,550.00 | \$0.00 | \$872,715.08 | N/A | N/A |
| 8 | Creighton Court VA7-05 | Yes | 75 | 23.20 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| 9 | Townes at River South | Yes | 30 | 31.20 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| 10 | Dove Street Phase 1 | Yes | 8 | 29.20 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| 11 | Dove Street Phase 2 | Yes | 14 | 27.20 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| 12 | Blackwell Senior Cottages | Yes | 112 | 24.00 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| 13 | Small/ Used House VA7-16 | Yes | | | | | | | | | | | | | | | |
| | | | | Total | | \$14,167,741 | \$95,141 | \$47,567,842 | \$1,343,000 | \$6,010,407 | \$14,078,889 | \$2,454,870 | \$2,638,210 | \$12,600,979 | \$8,441,537 | | |

Notes: The data in this chart was gathered from a number of sources in order to produce an estimated recommended spending amount for each priority project at the RRHA communities during the years 2018 to 2022. The data RAD indicator and REAC 40 point score was pulled from the Public Housing Assessment System (PHAS) Real Estate Assessment Center (REAC) report. Section 18 Physical Condition Assessment (PCA) score was pulled from Dominion Due Diligence Group's Demolition Disposition PCA report. The residents' comments data was pulled from the FY 2019 Agency Plan Development Community Capital Improvement Request Form. The rest of the data was such as health, safety, code compliance, quality of life, minor categories, and 5 year PNA total cost 2018 to 2022 was pulled from Dominion Due Diligence Group's Physical Needs Assessment, which came from their Rental Assistance Demonstration Physical Condition Assessment reports that they performed on the RRHA communities. The health column includes site, building systems, and building exterior. Safety column includes smoke detection and fire protection. Code (violation) Compliance includes ADA priority for walkways and steps. Quality of life includes unit expense such as kitchens and bathrooms. The \$3,189,775.00 from the communities that are not in the big 6 communities was split equally between the big 6 communities with each getting an extra \$531,629.17 in funding thru 2021. This table was put together on July 6, 2018.

Table 18: RRHA Community Evaluation Factor Analysis

| RRHA Community Evaluation Factors Analysis | | | | | | | | | | | | | | | | | |
|--|--|------------|--------------------------------------|--|--|--------------------------|---------------------------------------|---------|----------|--------------------------------|---------------------|------------------|--------------------------|------------------------------|---|--|---------------------------------|
| Priority # | Community | Unit Count | REAC 40 Point Score < 24 is troubled | Section 18 PCA Score % > 57.4 is Ineffective | Capital Fund Program Five Year Action Plan 2017- | Per Unit 5 Year PNA Cost | Total 5 Year PNA Total Cost 2018-2022 | Health* | Safety** | Code (Violation) Compliance*** | Quality of Life**** | Minor Categories | Resident Comments in PNA | Resident Comments not in PNA | Total Factor Weighted (Factor x Weight) | Priority Percentage of CFP Five Year Action Plan | Estimated Distribution of Funds |
| | | Weight | 1 | 3 | 3 | 1 | 3 | 4 | 5 | 4 | 4 | 1 | 1 | 1 | | | |
| 1 | Mosby Court VA7-08 | 3 | 4 | 4 | 5 | 5 | 6 | 6 | 5 | 6 | 3 | 3 | 6 | 6 | 165 | 23% | \$3,189,191.36 |
| 3 | Whitcomb Court VA7-06 | 4 | 3 | 6 | 2 | 4 | 5 | 3 | 6 | 4 | 4 | 5 | 3 | 3 | 141 | 19% | \$2,725,308.98 |
| 2 | Fairfield Court VA7-07 | 1 | 6 | 3 | 4 | 6 | 4 | 5 | 4 | 1 | 5 | 4 | 4 | 4 | 134 | 18% | \$2,590,009.95 |
| 6 | Gilpin Court VA7-01 | 6 | 2 | 1 | 3 | 2 | 3 | 2 | 8 | 2 | 6 | 1 | 3 | 3 | 122 | 17% | \$2,358,068.76 |
| 4 | Hillside Court/Afton/Stovall VA7-04 | 2 | 3 | 2 | 6 | 3 | 2 | 4 | 2 | 3 | 2 | 6 | 5 | 5 | 106 | 14% | \$2,048,813.84 |
| 8 | Creighton Court VA7-05 | 5 | 1 | 5 | 1 | 1 | 1 | 1 | 1 | 4 | 1 | 2 | 2 | 2 | 65 | 9% | \$1,256,348.11 |
| 5 | Fulton/Fourth Ave/Fay Towers/Old Brook | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| 7 | Stonewall/Lombardy/Fox Manor VA7-18 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| 9 | Townes at River South | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| 10 | Dove Street Phase 2 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| 11 | Dove Street Phase I | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| 12 | Snail/Used House VA7-16 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| 13 | Blackwell Senior Cottages | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Total | | | | | | | | | | | | | | | 733 | 100% | \$14,167,741.00 |

Notes: This chart weights the big 6 communities from the Community Evaluation Factors chart, with 6 representing the largest and 1 representing the lowest amount of cost, highest score, unit count, and residents comments in and not in PNA. Each column in the chart such as health, safety, quality of life, code compliance, per unit 5 year cost, REAC 40 point score, etc., all have a weighted factor ranging anywhere from 1 to 5. The total weighted factor is calculated by multiplying the factor by the weighted amount. The health column includes site, building systems, and building exterior. Safety column includes security, smoke detection and fire protection. Code (violation) Compliance includes ADA priority for walkways and steps. Quality of life includes unit expense such as kitchens and bathrooms. This table was put together on July 6, 2018.

Table 19: Capital Management Study (CMS) Total Recommended Spending Amount for each Priority Project Years 2018-2022

| <p>Capital Management Study (CMS) Total Recommended Spending Amount for each Priority Project Years 2018-2022</p> | | | | | | |
|--|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|------------------------|
| Summary | 2018 | 2019 | 2020 | 2021 | 2022 | Total |
| Priority Projects | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Years 1-5 |
| Safety | | | | | | |
| Smoke Detectors/Fire Protection | \$8,286.79 | \$42,308.68 | \$206,275.10 | \$0.00 | \$543,649.24 | \$800,519.81 |
| Security | \$191,666.06 | \$12,229.27 | \$25,605.03 | \$16,127.28 | \$14,338.46 | \$259,966.11 |
| | | | | | | |
| Health | | | | | | |
| Gas Lines | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Sanitary System | \$25,811.99 | \$18,662.49 | \$161,660.05 | \$250,262.94 | \$414,155.11 | \$870,552.58 |
| Roofs | \$112,098.08 | \$0.00 | \$0.00 | \$87,829.10 | \$5,559.90 | \$205,487.08 |
| Window | \$240,964.78 | \$570,858.69 | \$0.00 | \$327,579.12 | \$278,417.64 | \$1,417,820.23 |
| Walls | \$446,272.72 | \$1,188,628.28 | \$1,311,416.87 | \$636,377.29 | \$601,325.81 | \$4,184,020.97 |
| Boiler | \$296,630.79 | \$10,453.07 | \$380,498.64 | \$0.00 | \$0.00 | \$687,582.50 |
| HVAC | \$97,697.60 | \$37,834.86 | \$122,091.95 | \$2,926.01 | \$4,785.91 | \$265,336.32 |
| Lighting | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Domestic Water | \$137,200.84 | \$42,585.13 | \$162,553.97 | \$134,853.60 | \$68,644.08 | \$545,837.63 |
| | | | | | | |
| Quality of Life | | | | | | |
| Kitchen | \$502,247.73 | \$480,645.42 | \$155,157.97 | \$647,254.22 | \$81,789.30 | \$1,867,094.64 |
| Bathroom | \$148,388.27 | \$149,388.34 | \$142,091.71 | \$84,350.99 | \$358,463.98 | \$882,683.28 |
| | | | | | | |
| Code Compliance/ADA Priority | | | | | | |
| Walkways/Steps | \$122,690.88 | \$0.00 | \$271,337.76 | \$276,803.00 | \$211,134.12 | \$881,965.76 |
| | | | | | | |
| Contingency (Emergency) | \$258,884.06 | \$283,732.69 | \$326,521.01 | \$273,818.17 | \$273,818.17 | \$1,416,774.10 |
| CMS Recommended Spending Amount | \$2,588,840.58 | \$2,837,326.92 | \$3,265,210.07 | \$2,738,181.72 | \$2,738,181.72 | \$14,167,741.00 |
| CFP - Five Year Action Plan Spending Amount | \$2,588,840.58 | \$2,837,326.91 | \$3,265,210.08 | \$2,738,181.71 | \$2,738,181.71 | \$14,167,741.00 |

Notes: This chart recommends the spending amount for each priority project at the RRHA big 6 communities over the next five years. The data was gathered from a number of sources. The priority projects were pulled from Dominion Due Diligence Group's Physical Needs Assessment, which came from their Rental Assistance Demonstration Physical Condition Assessment reports that they performed on the RRHA communities. The recommended spending amount is the percentage of the CFP Five Year Action Plan that was calculated from the RRHA Community Evaluation Factors Analysis. The estimated needed funds for the priority projects were calculated by taking the costs from the RRHA Physical Needs Assessment Years 2018-2025 chart and dividing them by the difference between the CMS recommended budget and contingency (emergency). That number was then multiplied by the year's total from the RRHA Physical Needs Assessment Years 2018-2025 chart. Also, the contingency (emergency) is estimated to be 10% of the CMS recommended budget.

Table 20: Mosby Court Capital Management Study (CMS) Recommended Spending Amount for each Priority Project Years 2018-2022

| <p>Mosby Court VA7-08 Capital Management Study (CMS) Recommended Spending Amount for each Priority Project Years 2018-2022</p> | | | | | | |
|---|---------------------|---------------------|---------------------|---------------------|---------------------|-----------------------|
| Mosby Court VA7-08 | 2018 | 2019 | 2020 | 2021 | 2022 | Total |
| Priority Projects | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Years 1-5 |
| Safety | | | | | | |
| Smoke Detectors/Fire Protection | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$285,672.16 | \$285,672.16 |
| Security | \$32,705.10 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$32,705.10 |
| | | | | | | |
| Health | | | | | | |
| Gas Lines | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Sanitary System | \$25,811.99 | \$18,662.49 | \$0.00 | \$0.00 | \$0.00 | \$44,474.47 |
| Roofs | \$50,104.70 | \$0.00 | \$0.00 | \$0.00 | \$5,559.90 | \$55,664.60 |
| Windows | \$118,559.45 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$118,559.45 |
| Walls | \$23,034.86 | \$566,541.12 | \$608,497.71 | \$95,550.76 | \$124,683.85 | \$1,418,308.29 |
| Boiler | \$109,801.77 | \$10,453.07 | \$0.00 | \$0.00 | \$0.00 | \$120,254.84 |
| HVAC | \$499.85 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$499.85 |
| Lighting | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Domestic Water | \$18,410.50 | \$9,953.33 | \$0.00 | \$0.00 | \$0.00 | \$28,363.83 |
| | | | | | | |
| Quality of Life | | | | | | |
| Kitchen | \$105,560.37 | \$77,801.83 | \$0.00 | \$317,803.45 | \$81,789.30 | \$582,954.95 |
| Bathroom | \$11,740.68 | \$0.00 | \$0.00 | \$84,350.99 | \$0.00 | \$96,091.67 |
| | | | | | | |
| Code Compliance/ADA Priority | | | | | | |
| Walkways/Steps | \$86,723.01 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$86,723.01 |
| | | | | | | |
| Contingency (Emergency) | \$64,772.48 | \$75,934.65 | \$67,610.86 | \$55,300.58 | \$55,300.58 | \$318,919.14 |
| CMS Recommended Spending Amount | \$647,724.77 | \$759,346.47 | \$676,108.57 | \$553,005.78 | \$553,005.78 | \$3,189,191.36 |
| CFP - Five Year Action Plan Spending Amount | \$647,724.77 | \$759,346.46 | \$676,108.57 | \$553,005.78 | \$553,005.78 | \$3,189,191.36 |

Notes: This chart recommends the spending amount for each priority project at the RRHA communities over the next five years. The data was gathered from a number of sources. The priority projects were pulled from Dominion Due Diligence Group's Physical Needs Assessment, which came from their Rental Assistance Demonstration Physical Condition Assessment reports that they performed on the RRHA communities. The recommended spending amount is 23% of the CFP Five Year Action Plan, which was calculated from the RRHA Community Evaluation Factors Analysis. The estimated needed funds for the priority projects were calculated by taking the costs from the RRHA Physical Needs Assessment Years 2018-2025 chart and dividing them by the difference between the CMS recommended budget and contingency (emergency). That number was then multiplied by the year's total from the RRHA Physical Needs Assessment Years 2018-2025 chart. Also, the contingency (emergency) is estimated to be 10% of the CMS recommended budget.

Table 21: Fairfield Court Capital Management Study (CMS) Recommended Spending Amount for each Priority Project Years 2018-2022

| Fairfield Court VA7-07 Capital Management Study (CMS) Recommended Spending Amount for each Priority Project Years 2018-2022 | | | | | | |
|---|---------------------|---------------------|---------------------|---------------------|---------------------|-----------------------|
| Fairfield Court VA7-07 | 2018 | 2019 | 2020 | 2021 | 2022 | Total |
| Priority Projects | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Years 1-5 |
| Safety | | | | | | |
| Smoke Detectors/Fire Protection | \$6,653.80 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$6,653.80 |
| Security | \$25,602.26 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$25,602.26 |
| | | | | | | |
| Health | | | | | | |
| Gas Lines | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Sanitary System | \$0.00 | \$0.00 | \$0.00 | \$196,157.28 | \$0.00 | \$196,157.28 |
| Roofs | \$15,657.42 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$15,657.42 |
| Windows | \$72,397.71 | \$375,768.28 | \$0.00 | \$0.00 | \$0.00 | \$448,165.99 |
| Walls | \$7,556.86 | \$29,318.79 | \$482,518.85 | \$260,720.48 | \$110,203.16 | \$890,318.15 |
| Boiler | \$48,316.73 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$48,316.73 |
| HVAC | \$35,020.15 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$35,020.15 |
| Lighting | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Domestic Water | \$30,949.21 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$30,949.21 |
| | | | | | | |
| Quality of Life | | | | | | |
| Kitchen | \$114,340.50 | \$100,741.88 | \$0.00 | \$0.00 | \$0.00 | \$215,082.37 |
| Bathroom | \$62,124.59 | \$0.00 | \$0.00 | \$0.00 | \$346,674.60 | \$408,799.19 |
| | | | | | | |
| Code Compliance/ADA Priority | | | | | | |
| Walkways/Steps | \$10,286.42 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$10,286.42 |
| | | | | | | |
| Contingency (Emergency) | \$47,656.18 | \$56,203.22 | \$53,613.21 | \$50,764.20 | \$50,764.20 | \$259,001.00 |
| CMS Recommended Spending Amount | \$476,561.83 | \$562,032.16 | \$536,132.06 | \$507,641.96 | \$507,641.96 | \$2,590,009.95 |
| CFP - Five Year Action Plan Spending Amount | \$476,561.83 | \$562,032.16 | \$536,132.06 | \$507,641.95 | \$507,641.95 | \$2,590,009.95 |

Notes: This chart recommends the spending amount for each priority project at the RRHA communities over the next five years. The data was gathered from a number of sources. The priority projects were pulled from Dominion Due Diligence Group's Physical Needs Assessment, which came from their Rental Assistance Demonstration Physical Condition Assessment reports that they performed on the RRHA communities. The recommended spending amount is 18% of the CFP Five Year Action Plan, which was calculated from the RRHA Community Evaluation Factors Analysis. The estimated needed funds for the priority projects were calculated by taking the costs from the RRHA Physical Needs Assessment Years 2018-2025 chart and dividing them by the difference between the CMS recommended budget and contingency (emergency). That number was then multiplied by the year's total from the RRHA Physical Needs Assessment Years 2018-2025 chart. Also, the contingency (emergency) is estimated to be 10% of the CMS recommended budget.

Table 22: Whitcomb Court Capital Management Study (CMS) Recommended Spending Amount for each Priority Project at Years 2018-2022

| Whitcomb Court VA7-06 Capital Management Study (CMS) Recommended Spending Amount for each Priority Project Years 2018-2022 | | | | | | |
|--|---------------------|---------------------|---------------------|---------------------|---------------------|-----------------------|
| Whitcomb Court VA7-06 | 2018 | 2019 | 2020 | 2021 | 2022 | Total |
| Priority Projects | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Years 1-5 |
| Safety | | | | | | |
| Smoke Detectors/Fire Protection | \$0.00 | \$42,308.68 | \$0.00 | \$0.00 | \$70,027.18 | \$112,335.86 |
| Security | \$19,211.11 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$19,211.11 |
| | | | | | | |
| Health | | | | | | |
| Gas Lines | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Sanitary System | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Roofs | \$21,891.96 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$21,891.96 |
| Windows | \$29,781.99 | \$179,087.19 | \$0.00 | \$0.00 | \$51,074.46 | \$259,943.65 |
| Walls | \$5,818.57 | \$7,713.60 | \$129,215.66 | \$232,063.32 | \$288,546.00 | \$663,357.16 |
| Boiler | \$2,425.89 | \$0.00 | \$380,498.64 | \$0.00 | \$0.00 | \$382,924.53 |
| HVAC | \$43,041.36 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$43,041.36 |
| Lighting | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Domestic Water | \$0.00 | \$16,399.48 | \$0.00 | \$134,540.53 | \$68,644.08 | \$219,584.09 |
| | | | | | | |
| Quality of Life | | | | | | |
| Kitchen | \$143,698.12 | \$0.00 | \$155,157.97 | \$0.00 | \$0.00 | \$298,856.09 |
| Bathroom | \$2,782.92 | \$149,388.34 | \$142,091.71 | \$0.00 | \$0.00 | \$294,262.97 |
| | | | | | | |
| Code Compliance/ADA Priority | | | | | | |
| Walkways/Steps | \$25,681.44 | \$0.00 | \$0.00 | \$111,687.87 | \$0.00 | \$137,369.31 |
| | | | | | | |
| Contingency (Emergency) | \$32,703.71 | \$43,877.47 | \$89,662.67 | \$53,143.53 | \$53,143.53 | \$272,530.90 |
| CMS Recommended Spending Amount | \$327,037.08 | \$438,774.75 | \$896,626.65 | \$531,435.25 | \$531,435.25 | \$2,725,308.98 |
| CFP - Five Year Action Plan Spending Amount | \$327,037.08 | \$438,774.75 | \$896,626.65 | \$531,435.25 | \$531,435.25 | \$2,725,308.98 |

Notes: This chart recommends the spending amount for each priority project at the RRHA communities over the next five years. The data was gathered from a number of sources. The priority projects were pulled from Dominion Due Diligence Group's Physical Needs Assessment, which came from their Rental Assistance Demonstration Physical Condition Assessment reports that they performed on the RRHA communities. The recommended spending amount is 19% of the CFP Five Year Action Plan, which was calculated from the RRHA Community Evaluation Factors Analysis. The estimated needed funds for the priority projects were calculated by taking the costs from the RRHA Physical Needs Assessment Years 2018-2025 chart and dividing them by the difference between the CMS recommended budget and contingency (emergency). That number was then multiplied by the year's total from the RRHA Physical Needs Assessment Years 2018-2025 chart. Also, the contingency (emergency) is estimated to be 10% of the CMS recommended budget.

Table 23: Gilpin Court Capital Management Study (CMS) Recommended Spending Amount for each Priority Project at Years 2018-2022

| Gilpin Court VA7-07 Capital Management Study (CMS) Recommended Spending Amount for each Priority Project Years 2018-2022 | | | | | | |
|--|---------------------|---------------------|---------------------|---------------------|---------------------|-----------------------|
| Gilpin Court VA7-01 | 2018 | 2019 | 2020 | 2021 | 2022 | Total |
| Priority Projects | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Years 1-5 |
| Safety | | | | | | |
| Smoke Detectors/Fire Protection | \$0.00 | \$0.00 | \$206,275.10 | \$0.00 | \$70,049.91 | \$276,325.01 |
| Security | \$78,764.37 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$78,764.37 |
| | | | | | | |
| Health | | | | | | |
| Gas Lines | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Sanitary System | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$390,480.92 | \$390,480.92 |
| Roofs | \$24,444.01 | \$0.00 | \$0.00 | \$87,829.10 | \$0.00 | \$112,273.10 |
| Window | \$0.00 | \$10,982.40 | \$0.00 | \$0.00 | \$0.00 | \$10,982.40 |
| Walls | \$0.00 | \$0.00 | \$0.00 | \$17,329.91 | \$0.00 | \$17,329.91 |
| Boiler | \$136,086.41 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$136,086.41 |
| HVAC | \$19,136.23 | \$37,834.86 | \$122,091.95 | \$2,926.01 | \$0.00 | \$181,989.05 |
| Lighting | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Domestic Water | \$37,030.61 | \$16,232.33 | \$63,306.94 | \$313.07 | \$0.00 | \$116,882.94 |
| | | | | | | |
| Quality of Life | | | | | | |
| Kitchen | \$78,056.47 | \$302,101.72 | \$0.00 | \$329,450.77 | \$0.00 | \$709,608.96 |
| Bathroom | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | |
| Code Compliance/ADA Priority | | | | | | |
| Walkways/Steps | \$0.00 | \$0.00 | \$68,856.84 | \$22,681.98 | \$0.00 | \$91,538.82 |
| | | | | | | |
| Contingency (Emergency) | \$41,502.01 | \$40,794.59 | \$51,170.09 | \$51,170.09 | \$51,170.09 | \$235,806.88 |
| CMS Recommended Spending Amount | \$415,020.10 | \$407,945.90 | \$511,700.92 | \$511,700.92 | \$511,700.92 | \$2,358,068.76 |
| CFP - Five Year Action Plan Spending Amount | \$415,020.10 | \$407,945.90 | \$511,700.92 | \$511,700.92 | \$511,700.92 | \$2,358,068.76 |

Notes: This chart recommends the spending amount for each priority project at the RRHA communities over the next five years. The data was gathered from a number of sources. The priority projects were pulled from Dominion Due Diligence Group's Physical Needs Assessment, which came from their Rental Assistance Demonstration Physical Condition Assessment reports that they performed on the RRHA communities. The recommended spending amount is 17% of the CFP Five Year Action Plan, which was calculated from the RRHA Community Evaluation Factors Analysis. The estimated needed funds for the priority projects were calculated by taking the costs from the RRHA Physical Needs Assessment Years 2018-2025 chart and dividing them by the difference between the CMS recommended budget and contingency (emergency). That number was then multiplied by the year's total from the RRHA Physical Needs Assessment Years 2018-2025 chart. Also, the contingency (emergency) is estimated to be 10% of the CMS recommended budget.

Table 24: Hillside-Afton-Stovall Capital Management Study (CMS) Recommended Spending Amount for each Priority Project Years 2018-2022

| Hillside-Afton-Stovall VA7-04 Capital Management Study (CMS) Recommended Spending Amount for each Priority Project Years 2018-2022 | | | | | | |
|--|---------------------|---------------------|---------------------|---------------------|---------------------|-----------------------|
| Hillside-Afton-Stovall VA7-04 | 2018 | 2019 | 2020 | 2021 | 2022 | Total |
| Priority Projects | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Years 1-5 |
| Safety | | | | | | |
| Smoke Detectors/Fire Protection | \$1,632.99 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,632.99 |
| Security | \$22,469.98 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$22,469.98 |
| Health | | | | | | |
| Gas Lines | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Sanitary System | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Roofs | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Windows | \$20,225.62 | \$5,020.82 | \$0.00 | \$327,579.12 | \$49,895.81 | \$402,721.37 |
| Walls | \$196,633.01 | \$371,141.40 | \$52,307.08 | \$17,236.25 | \$71,996.06 | \$709,313.80 |
| Boiler | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| HVAC | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Lighting | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Domestic Water | \$50,810.52 | \$0.00 | \$99,247.03 | \$0.00 | \$0.00 | \$150,057.56 |
| Quality of Life | | | | | | |
| Kitchen | \$60,592.27 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$60,592.27 |
| Bathroom | \$71,740.07 | \$0.00 | \$0.00 | \$0.00 | \$11,789.38 | \$83,529.45 |
| Code Compliance/ADA Priority | | | | | | |
| Walkways/Steps | \$0.00 | \$0.00 | \$202,480.92 | \$0.00 | \$211,134.12 | \$413,615.03 |
| Contingency (Emergency) | \$47,122.72 | \$41,795.80 | \$39,337.23 | \$38,312.82 | \$38,312.82 | \$204,881.38 |
| CMS Recommended Spending Amount | \$471,227.18 | \$417,958.02 | \$393,372.26 | \$383,128.19 | \$383,128.19 | \$2,048,813.84 |
| CFP - Five Year Action Plan Spending Amount | \$471,227.18 | \$417,958.02 | \$393,372.26 | \$383,128.19 | \$383,128.19 | \$2,048,813.84 |

Notes: This chart recommends the spending amount for each priority project at the RRHA communities over the next five years. The data was gathered from a number of sources. The priority projects were pulled from Dominion Due Diligence Group's Physical Needs Assessment, which came from their Rental Assistance Demonstration Physical Condition Assessment reports that they performed on the RRHA communities. The recommended spending amount is 14% of the CFP Five Year Action Plan, which was calculated from the RRHA Community Evaluation Factors Analysis. The estimated needed funds for the priority projects were calculated by taking the costs from the RRHA Physical Needs Assessment Years 2018-2025 chart and dividing them by the difference between the CMS recommended budget and contingency (emergency). That number was then multiplied by the year's total from the RRHA Physical Needs Assessment Years 2018-2025 chart. Also, the contingency (emergency) is estimated to be 10% of the CMS recommended budget.

Table 25: Creighton Court Capital Management Study (CMS) Recommended Spending Amount for Each Priority Project Years 2018-2022

| <p>Creighton Court VA7-05 Capital Management Study (CMS) Recommended Spending Amount for each Priority Project Years 2018-2022</p> | | | | | | |
|---|---------------------|---------------------|---------------------|---------------------|---------------------|-----------------------|
| Creighton Court VA7-05 | 2018 | 2019 | 2020 | 2021 | 2022 | Total |
| Priority Projects | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Years 1-5 |
| Safety | | | | | | |
| Smoke Detectors/Fire Protection | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Security | \$12,913.25 | \$12,229.27 | \$25,605.03 | \$16,127.28 | \$14,338.46 | \$81,213.29 |
| | | | | | | |
| Health | | | | | | |
| Gas Lines | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Sanitary System | \$0.00 | \$0.00 | \$161,660.05 | \$54,105.66 | \$23,674.19 | \$239,439.91 |
| Roofs | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Windows | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$177,447.37 | \$177,447.37 |
| Walls | \$213,229.41 | \$213,913.39 | \$38,877.57 | \$13,476.56 | \$5,896.73 | \$485,393.66 |
| Boiler | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| HVAC | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$4,785.91 | \$4,785.91 |
| Lighting | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Domestic Water | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | |
| Quality of Life | | | | | | |
| Kitchen | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Bathroom | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | |
| Code Compliance/ADA Priority | | | | | | |
| Walkways/Steps | \$0.00 | \$0.00 | \$0.00 | \$142,433.16 | \$0.00 | \$142,433.16 |
| | | | | | | |
| Contingency (Emergency) | \$25,126.96 | \$25,126.96 | \$25,126.96 | \$25,126.96 | \$25,126.96 | \$125,634.81 |
| CMS Recommended Spending Amount | \$251,269.62 | \$251,269.62 | \$251,269.62 | \$251,269.62 | \$251,269.62 | \$1,256,348.11 |
| CFP - Five Year Action Plan Spending Amount | \$251,269.62 | \$251,269.62 | \$251,269.62 | \$251,269.62 | \$251,269.62 | \$1,256,348.11 |

Notes: This chart recommends the spending amount for each priority project at the RRHA communities over the next five years. The data was gathered from a number of sources. The priority projects were pulled from Dominion Due Diligence Group's Physical Needs Assessment, which came from their Rental Assistance Demonstration Physical Condition Assessment reports that they performed on the RRHA communities. The recommended spending amount is 9% of the CFP Five Year Action Plan, which was calculated from the RRHA Community Evaluation Factors Analysis. The estimated needed funds for the priority projects were calculated by taking the costs from the RRHA Physical Needs Assessment Years 2018-2025 chart and dividing them by the difference between the CMS recommended budget and contingency (emergency). That number was then multiplied by the year's total from the RRHA Physical Needs Assessment Years 2018-2025 chart. Also, the contingency (emergency) is estimated to be 10% of the CMS recommended budget.

Table 26: Stonewall-Lombardy-Fox Manor Capital Management Study (CMS) Recommended Spending Amount for each Priority Project Years 2018-2022

| Stonewall-Lombardy-Fox Manor VA7-18 Capital Management Study (CMS) Recommended Spending Amount for each Priority Project Years 2018-2022 | | | | | | |
|--|---------------|---------------|---------------|---------------|---------------|---------------|
| Stonewall-Lombardy-Fox Manor VA7-18 | 2018 | 2019 | 2020 | 2021 | 2022 | Total |
| Priority Projects | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Years 1-5 |
| Safety | | | | | | |
| Smoke Detectors/Fire Protection | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Security | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | |
| Health | | | | | | |
| Gas Lines | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Sanitary System | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Roofs | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Windows | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Walls | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Boiler | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| HVAC | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Lighting | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Domestic Water | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | |
| Quality of Life | | | | | | |
| Kitchen | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Bathroom | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | |
| Code Compliance/ADA Priority | | | | | | |
| Walkways/Steps | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | |
| Contingency (Emergency) | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| CMS Recommended Spending Amount | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | |
| CFP - Five Year Action Plan Spending Amount | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

Notes: There is no recommended spending amount for each priority project for years 2018-2022 due to the fact that this community is being considered for RAD conversion.

Table 27: Fulton- Fourth Ave-Fay-Old Brook Capital Management Study (CMS) Recommended Spending Amount for each Priority Project Years 2018-2022

| Fulton-Fourth Ave-Fay-Old Brook Capital Management Study (CMS) Recommended Spending Amount for each Priority Project Years 2018-2022 | | | | | | |
|--|---------------|---------------|---------------|---------------|---------------|---------------|
| Fulton-Fourth Ave-Fay-Old Brook | 2018 | 2019 | 2020 | 2021 | 2022 | Total |
| Priority Projects | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Years 1-5 |
| Safety | | | | | | |
| Smoke Detectors/Fire Protection | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Security | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | |
| Health | | | | | | |
| Gas Lines | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Sanitary System | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Roofs | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Windows | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Walls | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Boiler | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| HVAC | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Lighting | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Domestic Water | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | |
| Quality of Life | | | | | | |
| Kitchen | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Bathroom | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | |
| Code Compliance/ADA Priority | | | | | | |
| Walkways/Steps | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | |
| Contingency (Emergency) | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| CMS Recommended Spending Amount | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| CFP - Five Year Action Plan Spending Amount | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

Notes: There is no recommended spending amount for each priority project for years 2018-2022 due to the fact that this community is being considered for RAD conversion.

Table 28: Townes River South Capital Management Study (CMS) Recommended Spending Amount for each Priority Project Years 2018-2022

| Townes River South Capital Management Study (CMS) Recommended Spending Amount for each Priority Project Years 2018-2022 | | | | | | |
|---|---------------|---------------|---------------|---------------|---------------|---------------|
| Townes at River South | 2018 | 2019 | 2020 | 2021 | 2022 | Total |
| Priority Projects | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Years 1-5 |
| Safety | | | | | | |
| Smoke Detectors/Fire Protection | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Security | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | |
| Health | | | | | | |
| Gas Lines | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Sanitary System | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Roofs | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Windows | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Walls | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Boiler | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| HVAC | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Lighting | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Domestic Water | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | |
| Quality of Life | | | | | | |
| Kitchen | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Bathroom | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | |
| Code Compliance/ADA Priority | | | | | | |
| Walkways/Steps | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | |
| Contingency (Emergency) | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| CMS Recommended Spending Amount | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| CFP - Five Year Action Plan Spending Amount | N/A | N/A | N/A | N/A | N/A | N/A |

Notes: There is no recommended spending amount for each priority project for years 2018-2022 due to the fact that this community is being considered for RAD conversion.

Table 29: Dove Street Phase II Capital Management Study (CMS) Recommended Spending Amount for each Priority Project at Years 2018-2022

| Dove Street Phase II VA7-36 Capital Management Study (CMS) Recommended Spending Amount for each Priority Project Years 2018-2022 | | | | | | |
|--|---------------|---------------|---------------|---------------|---------------|---------------|
| Dove Street Phase II VA7-36 | 2018 | 2019 | 2020 | 2021 | 2022 | Total |
| Priority Projects | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Years 1-5 |
| Safety | | | | | | |
| Smoke Detectors/Fire Protection | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$117,900.00 | \$117,900.00 |
| Security | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | |
| Health | | | | | | |
| Gas Lines | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Sanitary System | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Roofs | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Windows | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Walls | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Boiler | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| HVAC | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Lighting | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Domestic Water | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | |
| Quality of Life | | | | | | |
| Kitchen | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Bathroom | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | |
| Code Compliance/ADA Priority | | | | | | |
| Walkways/Steps | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | |
| Contingency (Emergency) | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| CMS Recommended Spending Amount | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| CFP - Five Year Action Plan Spending Amount | N/A | N/A | N/A | N/A | N/A | N/A |

Notes: There is no recommended spending amount for each priority project for years 2018-2022 due to the fact that this community is being considered for RAD conversion.

Table 30: Dove Street Phase I Capital Management Study (CMS) Recommended Spending Amount for each Priority Project Years 2018-2022

| Dove Street Phase I VA7-17Capital Management Study (CMS) Recommended Spending Amount for Each Priority Project Years 2018-2022 | | | | | | |
|--|---------------|---------------|---------------|---------------|---------------|---------------|
| Dove Street Phase I VA7-36 | 2018 | 2019 | 2020 | 2021 | 2022 | Total |
| Priority Projects | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Years 1-5 |
| Safety | | | | | | |
| Smoke Detectors/Fire Protection | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Security | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | |
| Health | | | | | | |
| Gas Lines | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Sanitary System | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Roofs | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Windows | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Walls | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Boiler | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| HVAC | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Lighting | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Domestic Water | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | |
| Quality of Life | | | | | | |
| Kitchen | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Bathroom | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | |
| Code Compliance/ADA Priority | | | | | | |
| Walkways/Steps | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | |
| Contingency (Emergency) | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| CMS Recommended Spending Amount | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| CFP - Five Year Action Plan Spending Amount | N/A | N/A | N/A | N/A | N/A | N/A |

Notes: There is no recommended spending amount for each priority project for years 2018-2022 due to the fact that this community is being considered for RAD conversion.

Table 31: Small/Used House Capital Management Study (CMS) Recommended Spending Amount for each Priority Project Years 2018-2022

| Small/Used House VA7-17 Capital Management Study (CMS) Recommended Spending Amount for Each Priority Project Years 2018-2022 | | | | | | |
|--|------------------------|---------------|---------------|---------------|---------------|---------------|
| Blackwell Senior Cottages | 2018 | 2019 | 2020 | 2021 | 2022 | Total |
| Priority Projects | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Years 1-5 |
| Safety | Project breakdowns n/a | | | | | \$0.00 |
| Health | Project breakdowns n/a | | | | | \$0.00 |
| Quality of Life | Project breakdowns n/a | | | | | \$0.00 |
| Code Compliance/ADA Priority | Project breakdowns n/a | | | | | \$0.00 |
| Contingency (Emergency) | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| CMS Recommended Spending Amount | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

Notes: There is no recommended spending amount for each priority project for years 2018-2022 due to the fact that this community is being considered for RAD conversion.

Table 32: Blackwell Senior Cottages Capital Management Study (CMS) Recommended Spending Amount for each Priority Project Years 2018-2022

| Blackwell Senior Cottages Capital Management Study (CMS) Recommended Spending Amount for Each Priority Project Years 2018-2022 | | | | | | |
|--|------------------------|---------------|---------------|---------------|---------------|---------------|
| Blackwell Senior Cottages | 2018 | 2019 | 2020 | 2021 | 2022 | Total |
| Priority Projects | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Years 1-5 |
| Safety | Project breakdowns n/a | | | | | \$0.00 |
| Health | Project breakdowns n/a | | | | | \$0.00 |
| Quality of Life | Project breakdowns n/a | | | | | \$0.00 |
| Code Compliance/ADA Priority | Project breakdowns n/a | | | | | \$0.00 |
| Contingency (Emergency) | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| CMS Recommended Spending Amount | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

Notes: There is no recommended spending amount for each priority project for years 2018-2022 due to the fact that this community is being considered for RAD conversion.

VII. Implementation Plan

Overview

The Previous chapters outline funding strategy as well as funding priorities. Those priorities would have to be weighed against the disposition strategy for the various communities. It would not be advisable to overly improve a community that may be scheduled for the disposition within the next five years. Long-term solutions should be provided for communities with immediate needs that could benefit the community in the long term.

The following **Table 33** is the list in priority order with the associated costs for the projects that need funding and as a split of the estimated CFP amounts. These recommendations come from prioritization found in **Section VII**. The recommendations and the dollar associated with the implementation were also detailed in **Section VII**. The recommended spend amounts were broken down by year and associated priority projects.

**Table 33: Recommended Dollar Value
for each Community over the next 5 years**

| Item # | Community | Total 5 Year PNA Total Cost 2018-2022 |
|--------|--|--|
| 1 | Mosby Court VA7-08 | \$3,189,191.36 |
| 2 | Whitcomb Court VA7-06 | \$2,725,308.98 |
| 3 | Fairfield Court VA7-07 | \$2,590,009.95 |
| 4 | Gilpin Court VA7-01 | \$2,358,068.76 |
| 5 | Hillside Court/Afton/Stovall | \$2,048,813.84 |
| 6 | Creighton Court VA7-05 | \$1,256,348.11 |
| 7 | Fulton/Fourth Ave/Fay | \$0.00 |
| 8 | Stonewall/Lombardy/Fox Manor VA7-18 | \$0.00 |
| 9 | Townes at River South | \$0.00 |
| 10 | Dove Street Phase 2 | \$0.00 |
| 11 | Dove Street Phase I | \$0.00 |
| 12 | Small/ Used House VA7-16 | \$0.00 |
| 13 | Blackwell Senior Cottages | \$0.00 |
| | Total | \$14,167,741.00 |

Milestones

A milestone schedule has been included in Section V, Timing of Funding Requirements, for this report for the community in major component analysis. It would be beneficial to balance the schedule against a disposition schedule. If an alternative funding source is established such as an implementation of a voucher program priorities and these milestones may change. The implementation of an alternate funding program will help drive milestones for improvements and or disposition. The priorities for improvements will change. But the needs for these improvements still remain constant. Those constant needs have been outlined by community and by major component in **Section IV.** for community in major component analysis.

Prioritization of Future Projects

Beyond the finding in this report, it will be necessary to prioritize specific projects as they become apparent due to community needs and system failures etc. We have provided an attachment to this study a computer-generated prioritization model that can be utilized to set a priority for the proposed projects. This program utilizes excel and will require input from pull down menus. The spreadsheet will then calculate a prioritization. That prioritization is calculated by the needs of the proposed project in terms of safety, health, code compliance and quality of life similar to the calculations in this study.

IX. Conclusion

In many of the big six communities, the total cost of improvements has been deemed to be economically unfeasible. The cost of the repairs and modernizations would be close to the cost of replacement of the community. Understanding the need for improved housing an alternate method for providing new funding sources and the development of new facilities needs to be researched. The proposed utilization of vouchers and other alternate funding sources form state and local sources should be considered. The overwhelming costs to improvements on the existing facilities do not make the current grant funding program adequate enough to ever get out of the deficit of the capital funds necessary. Improvements will always overwhelm the grant funding issued. The conversion to RAD program for some of the communities will help free grant monies for the existing non-RAD communities.

This report outlines project priorities and a priority of communities in need of repair. Community priorities and clearly demonstrates the need for additional funding. The values of the gap between funding and the costs of those projects has been demonstrated. Unfortunately, the source of that funding is not indicated. A funding strategy beyond RAD needs to be developed to fill the gap.

X. Glossary of Terms

Capital Fund Program (CFP):

Provides financial assistance in the form of grants to public housing agencies (PHA) to carry out capital and management activities.

Physical Needs Assessments (PNA):

Is a standard operating procedure for real estate management and is a periodic examination and evaluation of real estate to determine a long-term schedule and cost for replacement of major property components. The PNA provides data to evaluate the viability of the real estate to continue serving its intended purpose into the future. A PNA is a foundational document for a number of real estate management functions, including determining a replacement reserve schedule; developing preventative maintenance plans; performing due diligence at sale, purchase, or financing; marketing and repositioning strategy planning; budgeting; and obtaining or providing grant support.

Property Condition Assessments (PCA):

The PCA is a report that provides information on the current physical condition and future capital requirements for a property. It includes a description of the overall condition of the building components/ systems and conditions that may limit the Expected Useful Life of the property and its systems.

RAD Physical Condition Assessments (RPCA):

Before a project converts to project-based assistance, HUD wants to be sure that the project can address all physical needs now and for the 20 years after conversion from public housing to project-based Section 8. The RPCA, therefore, drives the project scope of work, the development budget, and the initial and annual deposits to replacement reserves. This tool assists with physical condition assessment for the Rental Assistance Demonstration (RAD) program.

Real Estate Assessment Center (REAC):

REAC conducts physical property inspections of properties that are owned, insured or subsidized by HUD, including public housing and multifamily assisted housing to ensure that assisted families have housing that is decent, sanitary, safe, and in good repair.

Rental Assistance Demonstration (RAD):

This is a voluntary program of the Department of Housing and Urban Development (HUD) that seeks to preserve public housing by providing Public Housing Agencies (PHAs) with access to more stable funding to make needed improvements to properties. Properties “convert” their assistance to long-term, project-based Section 8 contracts. These new contracts provide a more reliable source of operating subsidy that allow PHAs and owners to safely leverage private capital – typically debt and equity – in order to finance the property rehabilitation or replacement